



HALIFAX
COMMERCIAL
REAL ESTATE ADVISORS



 Lot 1

Perimeter
319.48 m

Area
2 ac

FOR SALE

211 SKY BOULEVARD

GOFFS, HALIFAX REGIONAL MUNICIPALITY, NOVA SCOTIA

PROPERTY DESCRIPTION

Halifax Commercial Real Estate Advisors is pleased to present the opportunity to acquire a parcel of vacant land located at 211 Sky Boulevard in Goffs, Nova Scotia. Strategically situated, this prime 2-acre parcel features approximately 300 feet of road frontage and is located just minutes from Halifax Stanfield International Airport.

Zoned AE-4 (includes AE-1 & AE-3) and located in planning districts 14 & 18, this property offers numerous possibilities for commercial development.

PROPERTY DETAILS

ADDRESS 211 Sky Boulevard

Goffs, Nova Scotia

PID 41457995

SITE SIZE 2 Acres

TYPE Land

ZONING AE-4 (includes AE-1 and AE-3)

PLANNING DISTRICT 14 & 18

SALE PRICE \$1,200,000



AE-4 USES PERMITTED

No development permit shall be issued in any AE-4 (Aerotech Business) Zone except for the following:

- General Business Uses
- Retail stores
- Manufacturing
- Service and Personal Service Uses (RC-Jun 17/03;E-Jun 20/03) Offices
- Banks and financial institutions Restaurants
- Outdoor display courts
- Indoor commercial recreation uses Service stations and automotive repair
- Parking lots
- Building supply outlets
- Warehousing and wholesaling Construction industries and contractors Transportation terminals
- Motels and hotels
- All AE-1 and AE-3 permitted uses Automobile race tracks
- Harness racing tracks

AE-1 USES PERMITTED

No development permit shall be issued in any AE-1 (AeroTech Core) Zone except for the following:

Industrial Uses

- Aircraft and aerospace industries Research and development facilities and related manufacturing
- Scientific and professional equipment and products manufacturing and related uses Electrical and electronic products manufacturing and related uses
- Communications and information products manufacturing and related uses Industrial malls

Business Uses

- Information processing and storage facilities Communications facilities
- Educational and training centres
- All AE-3 permitted uses

AE-3 USES PERMITTED

No development permit shall be issued in any AE-3 (Aerotech Commercial) Zone except for the following:

Accommodation Uses

- Hotels
- Executive suites and guest facilities
- Dwelling units for management and security personnel

Business Uses

- Multi-use centres
- Retail Stores
- Restaurants and general food services Financial institutions
- Entertainment uses
- Service stations
- Commercial schools and training centres
- Offices
- Manufacturing and service uses
- Personal Service Uses (RC-Jun 17/03;E-Jun 20/03)

Institutional Uses

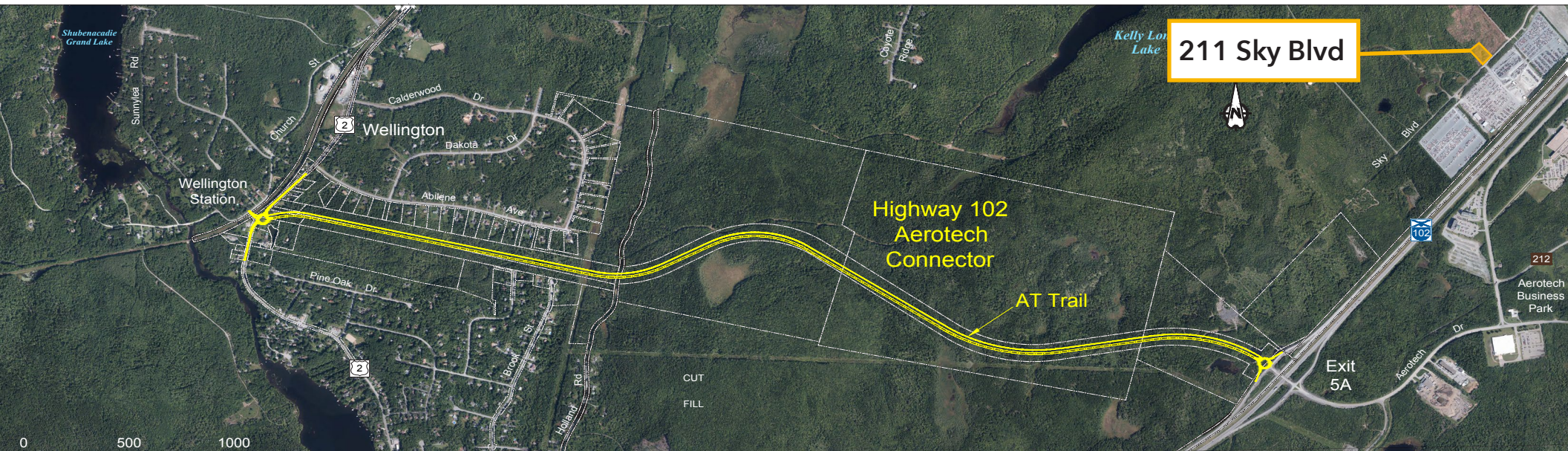
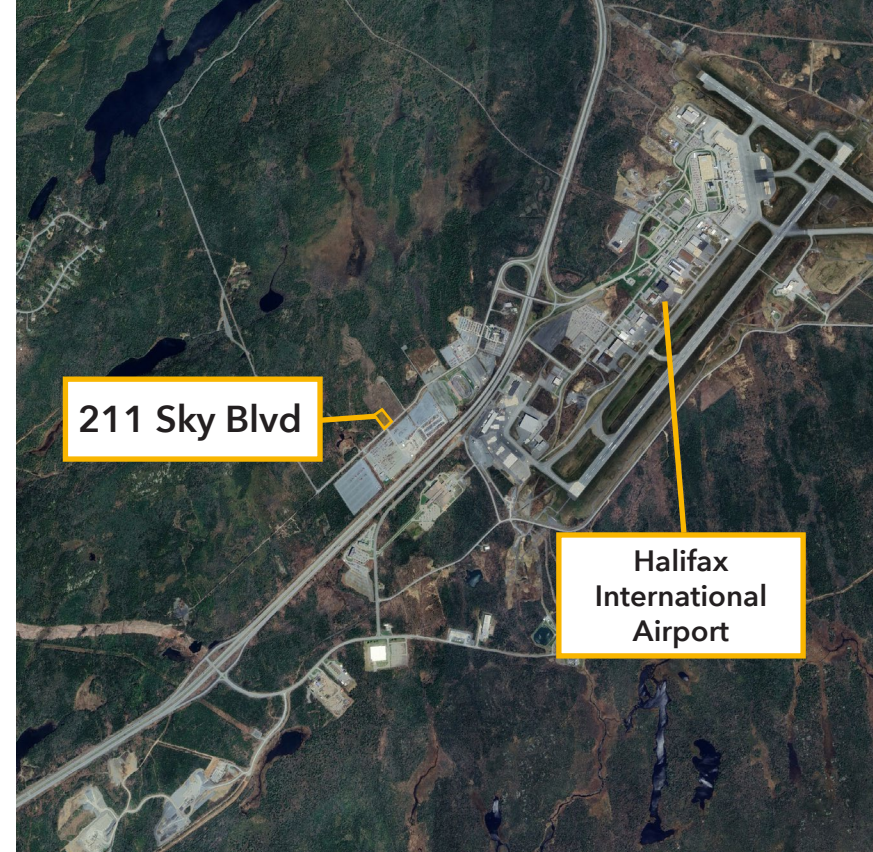
- Hospitals and medical clinics
- Emergency and protective services
- Daycare facilities
- Parks, plazas and open space uses
- Government facilities
- Utilities
- Recreation uses



HIGHWAY 102 AEROTECH CONNECTOR

Construction is underway on the HWY 102 Aerotech Connector Highway and is expected to open in 2025. The project will consist of 2 through lanes along with an active transportation trail adjacent to the new connector road. This trail will link the airport with the provincial Blue Route bike network.

Starting at the existing 5A interchange the road travels westerly to an intersection with Trunk 2 near Sunnylea Road. The road alignment is designed to avoid or minimize the impact to environmentally sensitive areas such as wetlands. A modern roundabout will be constructed at the ramp terminal at Exit 5A as well as at the intersection of the new connector road with Trunk 2 and Sunnylea Road. The new connector road is planned to be constructed below existing grade for most of its length between Trunk 2 and Old Holland road.



Ben Chaisson ASRE, DULE, CCIM, ASC

Managing Broker

902-482-3213

bchaisson@hcrea.ca

Greg Morrison

Client Advisory Services

902-277-2552

gmorrison@hcrea.ca



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