

\$304,999 - 669 Highway 1, Mount Uniacke

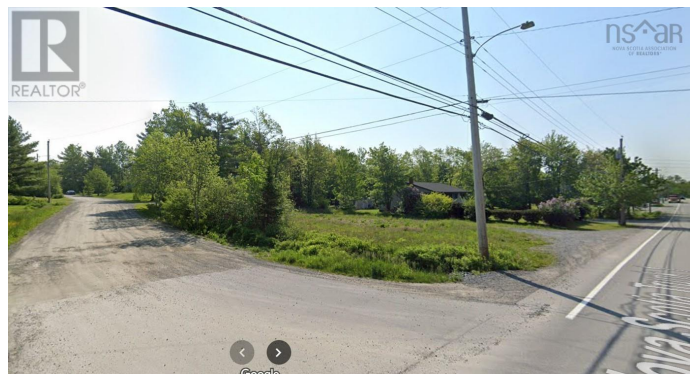
MLS® #202514810

\$304,999

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.29 Acres

Mount Uniacke, Mount Uniacke, Nova Scotia

Prime Commercial Development Opportunity- 669 Highway 1, Mount Uniacke, NS. Exceptional vacant land offering in the heart of Mount Uniacke, strategically positioned on Highway 1 for maximum visibility and accessibility. This well-located parcel is zoned Village Core (VC), presenting significant development potential for the discerning investor or developer looking to build residential units. Located conveniently near essential amenities, the property is within walking distance of Canada Post, Tim Hortons, and Guardian Pharmacy, as well as ESSO gas station, making it an ideal spot for future residents to access daily necessities. . Key features: Premium Highway 1 frontage with high traffic exposure. Village Core (VC) zoning allows for diverse commercial and residential development. Development potential for 8 to 12 units subject to site plan approval and form-based zone requirements. Ideal for mixed-use development, retail or multi-residential projects in a growing Mount Uniacke community with strong development activity. Zoning highlights: Current Village Core zoning may permit 8 to a maximum of 12 units through site plan approval, subject to form-based zone requirements. Prospective buyers are advised to confirm specific development parameters and requirements with Hants East Municipality. This is a rare opportunity to secure prime development land in a thriving Halifax-area community. Perfect for developers, investors, or businesses



seeking a strategic location with excellent growth potential. All zoning information and development potential to be verified by the purchaser with the local municipality. (id:6289)

Essential Information

Listing #	202514810
Price	\$304,999
Bathrooms	0.00
Acres	0.29
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	669 Highway 1
Subdivision	Mount Uniacke
City	Mount Uniacke
Province	Nova Scotia
Postal Code	B0N1Z0

Amenities

Features	Level lot, Partially cleared
Parking	None

Listing Details

Listing Office	RE/MAX Nova (Halifax)
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