

# \$1,200,000 - 4182 Highway 7, Porters Lake

MLS® #202524792

**\$1,200,000**

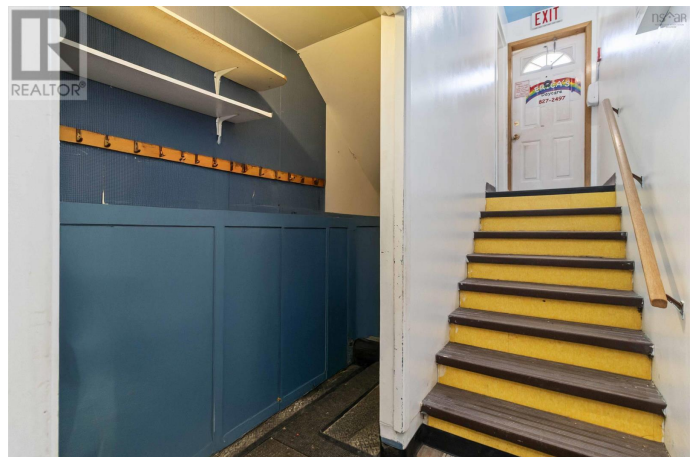
0 Bedroom, 0.00 Bathroom,  
Business on 2.70 Acres

Porters Lake, Porters Lake, Nova Scotia

This established child day care facility, licensed for 60 children ages 18 months to 12 years, presents a rare opportunity to acquire both the real estate and the operating business in a growing suburban market. Strategically located on Highway 7 in Porters Lake, approximately 27 kilometres east of downtown Halifax, the property benefits from excellent exposure on the community's main commercial corridor and convenient access to Highway 107, providing a direct link to Dartmouth and the greater Halifax Regional Municipality. Public transit is also available via Halifax Transit Route 401. The surrounding area is characterized by steady residential development and complementary commercial services, including Porters Lake Plaza, grocery stores, gas stations, restaurants, and schools, as well as recreational amenities such as Porters Lake Provincial Park and the Atlantic View Trail. With strong population growth, increased housing construction, and expanding commercial investment in the region, demand for licensed child care services remains robust. This offering combines a facility with a fully operational business in a location poised for continued growth, making it an attractive opportunity for investors seeking stable cash flow and long-term value. (id:6289)

Built in 1993

## Essential Information



Listing #	202524792
Price	\$1,200,000
Bathrooms	0.00
Acres	2.70
Year Built	1993
Type	Business
Sub-Type	Freehold

### Community Information

Address	4182 Highway 7
Subdivision	Porters Lake
City	Porters Lake
Province	Nova Scotia
Postal Code	B3E1E6

### Amenities

Amenities	Highway, Public Transit, Shopping, Laundry Facility, Recreation Centre
Parking	Gravel, Other, Parking Space(s), Visitor Parking

### Exterior

Construction	Concrete Walls
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### Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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