

\$960,000 - Highway 344, Mulgrave

MLS® #202525369

\$960,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 137.00 Acres

Mulgrave, Mulgrave, Nova Scotia

Rarely available 100+ acre site with road access between the Trans-Canada Highway and the SuperPort, this property has not changed hands in the past 50 years! Extremely well located on Main Street (aka Highway 344) in the town of Mulgrave NS, this prime industrial site has approximately 129 acres with plenty of road access from Highway 344, Mill Street (aka Old Mulgrave Road) that meanders throughout the property, and Pipeline Trail. This would be ideal for any business in the construction, transportation, warehousing, and/or industrial services sectors. In close proximity to the rail line purchased by CN in 2023 and several large industrial operations (eg- Martin Marietta Minerals, Rhodena Rock, Port Hawkesbury Paper, and the Strait of Canso SuperPort). Also well positioned to support the emerging windmill sector, Maritime Launch Services / Spaceport NS, and the growing list of MAJOR industrial and green energy projects planned for the region by companies such as EverWind Fuels, Bear Head Energy, and the Melford International Terminal. A wide array of uses are permitted under the current M1 Industrial General zoning, including: industrial services, business and professional offices, warehousing, manufacturing, port related activities, utilities, building supplies, equipment depots and more. One of the last available large land parcels in the area and attractively priced at under \$8,000 per acre, this one checks all the right boxes! An ideal investment



opportunity for anyone wanting to capitalize on the huge potential upside and/or for any businesses seeking to secure prime land in this high growth part of the province. Dont delay, contact your REALTOR® for more info today! (id:6289)

Essential Information

Listing #	202525369
Price	\$960,000
Bathrooms	0.00
Acres	137.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Highway 344
Subdivision	Mulgrave
City	Mulgrave
Province	Nova Scotia
Postal Code	B0E2G0

Amenities

Features	Treed, Softwood bush
Parking	None
View	Harbour, Ocean view

Exterior

Exterior Features	Not landscaped
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Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 24th, 2025 at 3:16am PDT