

FOR SALE | Commercial & Industrial Lots | 2-75 Acres Available

# Stewiacke Commercial Lands

Highway 102, Stewiacke, Nova Scotia



Up to 75 Acres Available

Highway 102

MGM Glass

Foodland

Pet Valu

NSLC

Ultramar

Dairy Queen

Petro Canada

Tim Hortons

River Crossing

# Location

Stewiacke River Crossing is located in the Town of Stewiacke (population +1,400) and consists of 120-acre development strategically located directly off of Highway 102, where businesses have the ability to capitalize on the close proximity to Halifax (approximately a 40 minute drive) and Truro (15 minute drive) while maintaining high profile exposure the 30,000+ cars which travel the highway corridor between Halifax and Truro daily. This development is strategically located 15 minutes from the airport and is ideal for any commercial or logistic user.

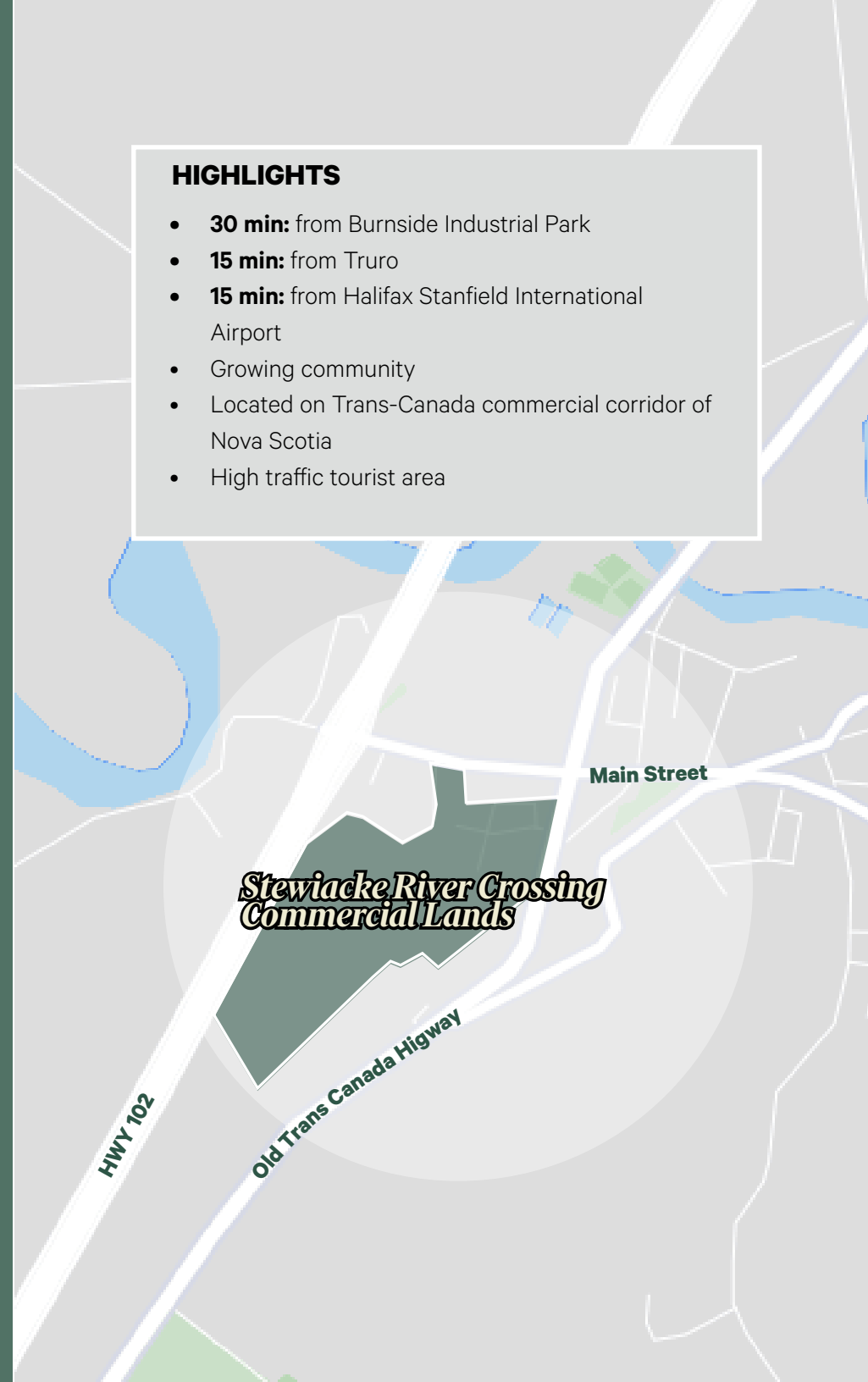
The commercial development presents business development and investment opportunities for Stewiacke and Colchester County with designated lots for hotels, retail, manufacturing and professional centres. Lots have also been allocated for banking, grocery, and utility providers. Road construction has begun on the commercial lots, with all lots serviced with water and sewage to the boundary line.

## Amenities (Within 3 km)

- Community Center
- Dairy Queen
- Foodland
- Fox Hollow Golf Club
- Gift Boutique
- Great Canadian Dollar Store
- Home Hardware
- KFC
- Links at Penn Hills
- MGM
- NSLC
- Petro Canada
- Pet Valu
- Subway
- Taco Bell
- The Guardian
- The Trinity
- Tim Hortons
- Ultramar
- Volkswagen Auto Parts

## HIGHLIGHTS

- **30 min:** from Burnside Industrial Park
- **15 min:** from Truro
- **15 min:** from Halifax Stanfield International Airport
- Growing community
- Located on Trans-Canada commercial corridor of Nova Scotia
- High traffic tourist area



# Land Details

<b>PID</b>	20279659 & 20303947
<b>Parcel Sizes Available</b>	Starting at 2 acres
<b>Price</b>	Please contact
<b>Services</b>	Water & sewer to boundary line
<b>Ideal Uses</b>	Industrial, commercial, retail and hotel.

**Stewiacke Tax Incentive:** Businesses that locate or expand their facilities in the town are eligible for annual commercial tax rebates over 10 years. In the first year, for example, the eligible business will receive a 90% tax rebate, the 2nd 80%, the 3rd 70% and so on until full payment is reached after 10 years.

This tax incentive adds to existing Town strengths, such as having land on both sides of exit 11 of Highway 102, one of the busiest highways in the province, and room to expand with the third largest land area of towns in Nova Scotia.

For more information please click here - [StewiackeTaxIncentive.com](http://StewiackeTaxIncentive.com)



## Legend

- Phase 1 (available now for development)
- Phase 2 (available for purchase, scheduled for development Q4 2023)
- Sold
- Under Agreement



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## FOR MORE INFORMATION, PLEASE CONTACT:

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