

**FOR SALE: #28 & #32 Parish Street**  
**Asking Only \$996,500.00**



**Mahone Funeral Home Limited & Additional Land and Buildings**

**Mahone Bay, Nova Scotia, Canada**

**Dave Kerr**  
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**blueberry**  
COMMERCIAL REAL ESTATE

# FORWARD

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# Opportunity & Executive Summary

**The Opportunity:** The Land, Buildings and additional on-site fixtures associated with this property and opportunity, as located at the long established Mahone Funeral Home Ltd site at #28 & 32 Parish Street in the central area of the quaint, popular and picturesque town of Mahone Bay, are proposed herein to be presented for sale under the auspices of an Asset sale, for the asking price of **\$996,500.00 CDN\$**. The content/collective of the Value Proposition as we reviewed and understand it, consists of; but is not necessarily limited to; the following property, items and attributes, in terms of Land, Buildings and related Assets located on the site, and for Sale, and as such, are as follows:

- This Property consists of two (2) PID #'s and; as are both already Land Registered with Nova Scotia's Property On-Line System, namely PID # 63076134 consisting of ~11.434sf & PID # 60376142 consisting of ~2012sf for total land/lots consisting of approximately 13,446sf.
- Located on (exclusively on the larger lot as the smaller lot is just a small strip of land) PID # 63076134, the main site; are the following buildings/structures:
  - Three physical building structures (3), on the site, can be described as follows;
    - One building being the main structure on site and also being the larger of the three structures; and contains the totality of the Funeral Home commercial operation on the main level and including an upstairs area with storage rooms and what was once a rentable apartment unit and so, has some residential zoning attached to this structure and site.
    - A second building onsite is a large rectangular triple garage/workshop area at roughly a ~90 degree angle to the Funeral Home, and located at the far back of the main lot, and has a man-door for access as well as three large garage doors and this building is used as a workshop , and;
    - A third building is an older home at the front street side part of the large lot (and which home is not currently being used - and will require substantial renovations to use again for its intended purpose), and priced accordingly.
    - With the sf measurements of the three structures on the main lot making up this property, there may be, and moreover will be; we believe; some discrepancies in the sf amounts allocated to these structures, where they are showing a grand total of between ~8,500-9,685 sf of 'main and total living area.'
    - This property and its buildings are understood to be serviced by the Town of Mahone Bay for Well & Septic Sewage System services.
    - The Parlour/largest building offers an Oil-fired Forced Air furnace heating system, a washroom on each floor as well as a kitchen area on the 2<sup>nd</sup> floor. While there is some current business-related storage upstairs, much of this upstairs space is not well developed.

# Opportunity & Executive Summary

**Executive Summary, *continued*...** With the actual land site measuring ~13,446sf, there is another portion of the adjoining site, and located behind the free-standing triple garage workshop; that could be acquired from the Sellers (as to be negotiated separately if so) and amalgamated with the two PIDs making up the 13,446sf, that could allow some level of additional parking, if and/or as may be required/desired. For more detail on the actual structures and their relative conditions, we offer the following:

- **The Funeral Home Building/Operational Space:** This building and section of the property is in the best shape of all the structures on the two PID #'s, showing quite well... primarily relating to the main level, as well as 'some' of the storage room spaces in the upstairs in that building. The main level of this building is seen to be very versatile, flexible and hence useable; across a wide range of possible uses, ranging from perhaps creating a food operation, a professional services venue consisting of a variety of end uses, by just about anyone looking to operate just about any business, office, restaurant or even staff office area, so that is very positive! To the extent as well that the sq ft quoted herein, is accurate, clean and relevant, the lower level/ section of the property should or could certainly currently valued in the range of (up to) ~\$200/sf, while the clean and as used storage areas on the 2<sup>nd</sup> level, in-so-far-as substantiating pricing on that level, has been valued somewhat less than the main floor, at more like ~\$150/sf, and yet again, some of the not more fully developed or quality finished areas upstairs, as well as the 30' x 40' triple garage area on the main level, for value purposes, are considered to be order of magnitude ~\$75/sf spaces. Lots of comparable properties around the Town that will and do support all of the suggested values sighted/assigned for and to this building and features. This property consists of approximately ~5,337sf and is valued at **\$743,425**, in terms of its contribution to the Asking price or the equivalent of a total of just under \$140/sf.
- **Change of Use of the Commercial Building:** It has also been reasoned by the Sellers and their Advisors that should someone wish to create a residential space in this structure, it is clear that there was such a designation at some point, and we believe that there could very well again be, one or several residential living spaces could be developed in this, the largest of the three building, at this site. While the upstairs area is less attractive in terms of finished spaces than the main floor, in terms of what it could become, best imagined or developed upstairs, where there was actually a kitchen and full bathroom as well as some bedrooms on that upper level, we are confident that such a residential use could be easily designed and/or brought back, to make this an attractive single home or even Multi-Unit rental space.
- **The House:** The on-site house which sits in front of the lot on Parish St, is in pretty rough shape and has been essentially abandoned over the years and certainly not used for anything other than storage. Once the clutter is out of the way, it would clearly show much better but as it sits, there are some ripped out areas that don't do the space justice. However, we are absolutely confident that this home can be returned back into a functional house and that can be rented in relatively short

# Opportunity & Executive Summary:

*Continued...*

order. In the condition/shape it is in today, that is essentially ‘as is where is’, we valued this building at only a maximum of \$75/sf, across the entire ~3,398sf, so valued for our purposes at **\$254,850**, just recognizing the good bones and potential renovation of or for this building. Having said the foregoing, this project would just require some visioning, time and cash investment. For this reason and as already noted, the Seller could not capture the kind of price they would otherwise get if they developed this property themselves, and hence more in line with the competitive environs in town. In that respect, we see that people are asking as much as \$300/sf in this market for all finished and polished space(s) and other less or only semi finished spaces, are still pulling in the \$150-200/sf range in this market!

➤ **The stand alone Triple Garage/Workshop** at the rear of the property is currently used at it’s highest and best use, that is; as a Triple Garage. However, it also serves as an ideal workshop area and also has an Oil-Fired Furnace to heat the building. As far as its contribution to the \$996,500 asking price, this 926.7sf building has also only been valued at ~\$75/sf, so only **\$69,500**. of the Asking price.

➤ As we understand it, this site could also support a re-development through a Development Agreement (DA). We believe that ‘as is’ this site could be developed into a six (6) unit residential development (and with six garages total), but with a DA, there may be an opportunity to develop as many as 15 units at this site.

➤ Hence, the make up of the asking price is presented as follows:

➤ The 2-level Commercial Building and attached Garages:	Main level - 1,834sf: \$ 366,800.00	\$ 200/sf
	2 <sup>nd</sup> Level: - 2,293sf: \$ 286,625.00	\$ 125/sf
	Garages - 1200sf: \$ 90,000.00	\$ 75/sf
	Total Bldg - 5,327sf \$ 743,425.00	\$139.56/sf
➤ The House, 2 Stories @1,699sf each level for 3,398sf	Total Sq Ft - 3,398sf \$ 254,850.00	\$ 75/sf
➤ The Stand Alone Triple Garage Structure @ 926.7sf	Total Sq Ft - 926.7sf \$ 69,500.00	\$ 75/sf
➤ Asking Price:	<b>Total Sq Ft - 9652sf \$1,067,775.00</b>	<b>\$ 110.63/sf</b>
	<b>Reduced to - \$ 996,500.00</b>	<b>\$ 103.24/sf</b>

# Opportunity & Executive Summary

*Continued...*

The foregoing dialogue on the condition of the house/that structure as it sits today, describes essentially what is holding the price back from a higher and more market ready price, for the pkg, as the house is a long way off from being useable, never mind rentable, as it sits. It is believed that in some kind of 'move in' condition, this property would attract a price more in the \$1.5M range, based upon local comparable sales.

- **The 3-door garage door workshop/building:** This building has good value as a Workshop, not unlike how it is operated now. Just with the contents largely removed and some tidying up would make this an even more positive value proposition to the overall property and certainly a great value for a Buyer. We wish to point out that there is some interest from the Seller in taking some time to empty this structure and so this is something they would consider, if it fits with a Buyer's plans?
- **The Whole Package:** We are proposing herein an asking price of **\$996,500.00, reduced on the previous page from assigned per sq ft calculations by another ~\$100K**, and, at this price, we feel this is great value for the right Buyer!

**Having stated all of the foregoing, the way forward for an interested party, is proposed to be as follows:**

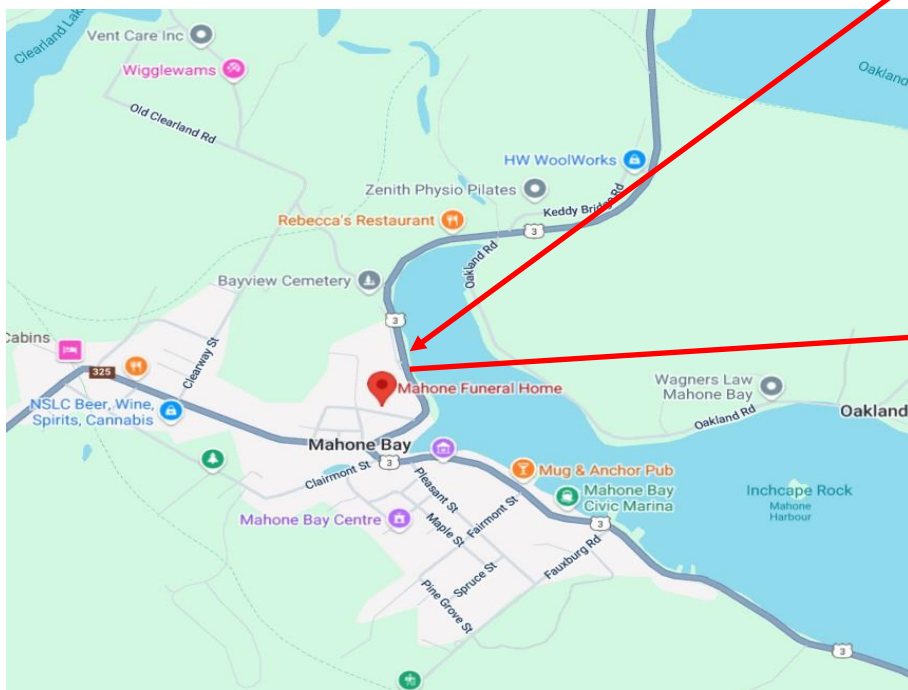
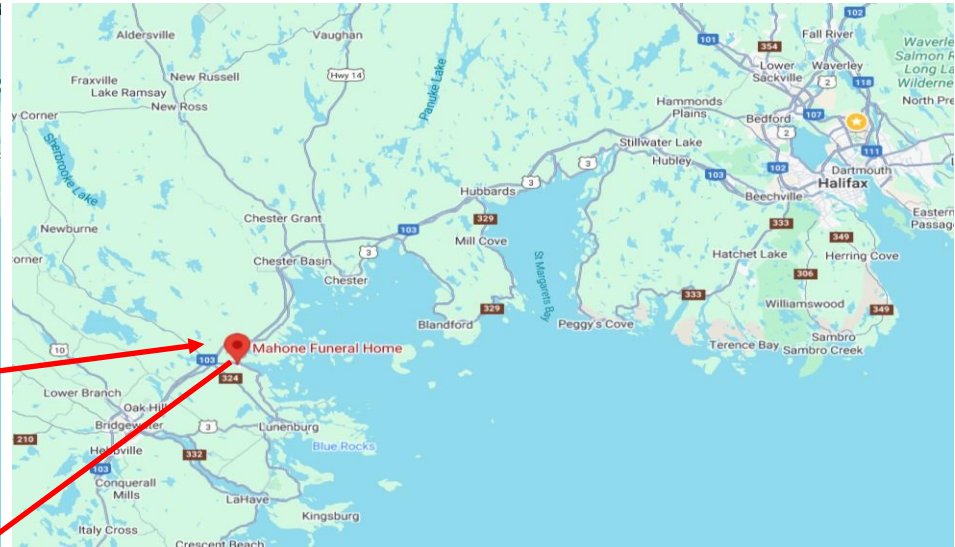
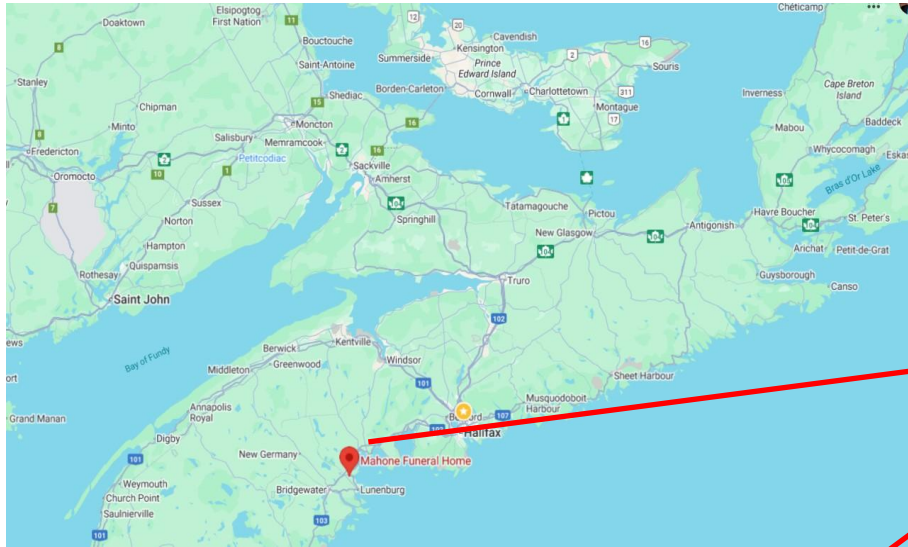
1. Reach out to Dave, the Listing Agent (details inside this presentation), and we can set up a viewing (as the operation is still ongoing - until a closing). In that respect, the Sellers are flexible in terms of a closing date, as the buyer may wish a particular timeframe.
2. We would then undertake to share any and all additional information or questions you may have on the overall property and work with you from there.
3. Thanks for your time and interest and again, please reach out with any questions.

*Sincerely;*

**Dave Kerr,**  
**Senior Commercial Advisor**

# Property Location

**The Town of Mahone Bay:** This property is located in the quaint, popular and picturesque Town of Mahone Bay. Situated on the famous South Shore of Nova Scotia, this Landmark is a 'must see' destination when visiting Nova Scotia, beside Chester, Lunenburg and all the 'hot spots' on the South Shore!



# Property On-Line Report(s)

**PROPERTY OnLine** NOVA SCOTIA Service Nova Scotia

Welcome LACEY MACDONALD | [Log off](#)

Search Provincial Map Help

**Search Location**

Location:

[Search](#) [Reset](#)

**Property Information**

**PID:** 60376134 [Details](#)

**AAN:** 02989964

**Value:** \$372,500.00 (2025 RESIDENTIAL TAXABLE)  
\$54,600.00 (2025 COMMERCIAL TAXABLE)

**Address:** 28 PARISH STREET  
MAHONE BAY  
LOT 29

**County:** LUNENBURG COUNTY

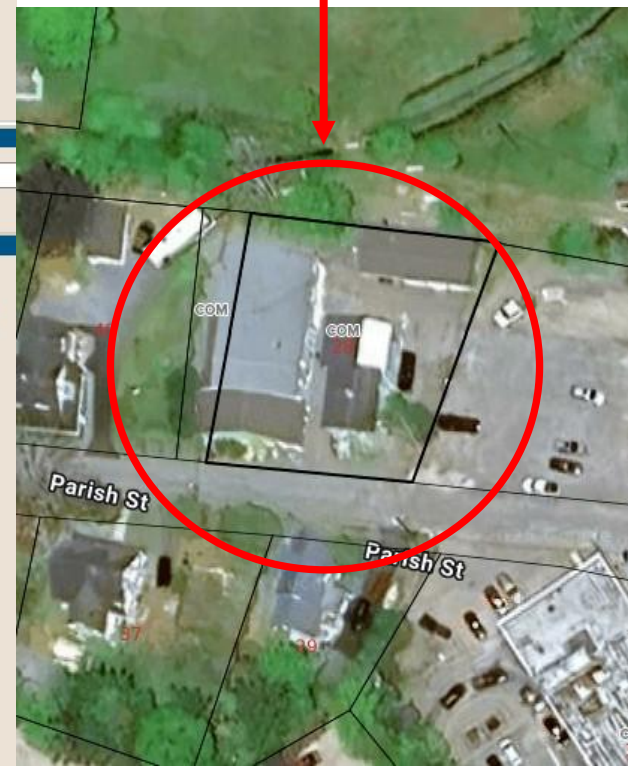
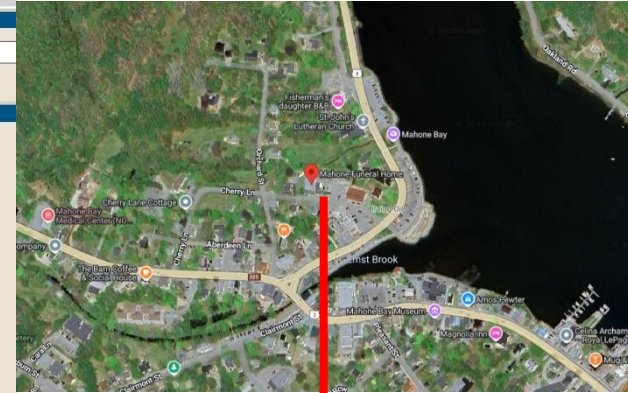
**Owner:** MAHONE FUNERAL HOME LTD

**LR:** LAND REGISTRATION

XY: -64.3813972°, 44.4502528°

Scale: 282 Zoom: 19

**Awesome location on Mahone Bay and this area is receiving a New Boardwalk and Town Improvements!**



**PROPERTY OnLine** NOVA SCOTIA Service Nova Scotia

Welcome LACEY MACDONALD | [Log off](#)

Search Provincial Map Help

**Search Location**

Location:

[Search](#) [Reset](#)

**Property Information**

**PID:** 60376142 [Details](#)

**AAN:** 02989964

**Value:** \$372,500.00 (2025 RESIDENTIAL TAXABLE)  
\$54,600.00 (2025 COMMERCIAL TAXABLE)

**Address:** PARISH STREET  
MAHONE BAY

**County:** LUNENBURG COUNTY

**Owner:** MAHONE FUNERAL HOME LTD

**LR:** LAND REGISTRATION

XY: -64.3819117°, 44.4506396°

Scale: 282 Zoom: 19

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel (Land Registration Act subsection 2(2)). THIS IS NOT AN OFFICIAL RECORD.

# TAXES/ASSESSMENT HISTORY



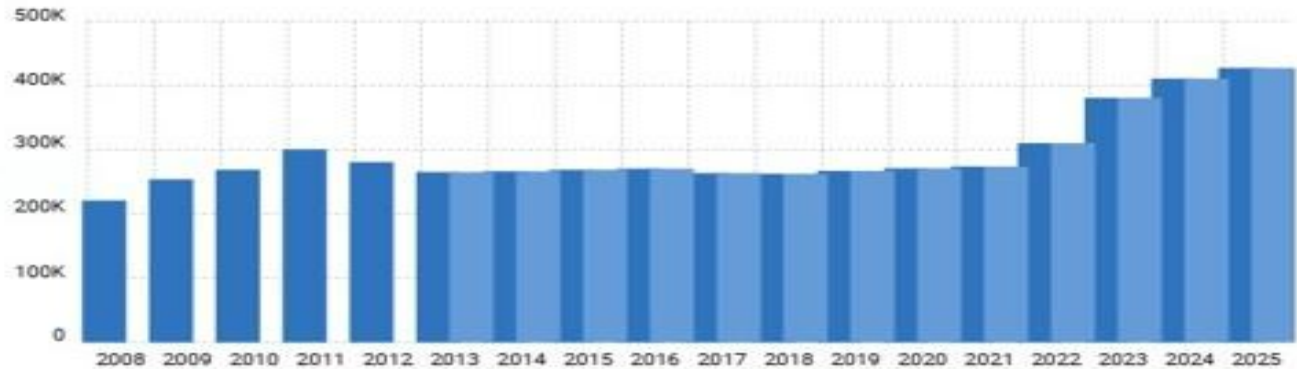
2025 Estimated Taxes: \$6,714

Tax Rate (\*estimated) 2.294%

AAN: 02989964

Property is mixed use and subject to multiple tax rates.

PVSC Building Data



YEAR	ASSESSED AT	<u>CAP</u>	% +/-
2025	\$427,100	\$427,100	3.9%
2024	\$410,900	\$410,900	8.0%
2023	\$380,400	\$380,400	22.6%
2022	\$310,400	\$310,400	13.4%
2021	\$273,800	\$273,800	1.0%
2020	\$271,000	\$271,000	1.4%
2019	\$267,200	\$267,200	1.7%
2018	\$262,700	\$262,700	-0.3%
2017	\$263,500	\$263,500	-2.5%
2016	\$270,300	\$270,300	0.5%
2015	\$269,000	\$269,000	1.1%
2014	\$266,200	\$266,200	0.4%
2013	\$265,200	\$265,200	-5.5%



# MARKET INFORMATION

**Nova Scotia** is one of Canada's three Maritime Provinces and one of the four Provinces that form Atlantic Canada. Nova Scotia is the 2<sup>nd</sup> smallest of Canada's ten Provinces with a total area of 55,284 sq km which includes Cape Breton Island and approximately 3,800 small coastal islands. Nova Scotia is also Canada's 2<sup>nd</sup> most densely populated Provinces at ~965,382+ people. Sydney, Cape Breton; is Nova Scotia's 2<sup>nd</sup> most populated Regional Municipality (CBRM), with the Halifax Regional Municipality (HRM) being the largest, which also includes the City of Halifax, the capital city of Nova Scotia.



Nova Scotia enjoys a vibrant, vital and growing Tourism Industry welcoming some 125,000 non-resident overnight visitors in March 2019, just prior to COVID, representing an increase at that time of ~4% or an additional 5,000 visitors compared with the same period in 2018. Some 2,413,000 non-resident overnight visitors came to Nova Scotia in 2018. Tourism has a huge economic impact on Nova Scotia's success story. COVID of course had a major effect on businesses across Nova Scotia and the World, since Spring 2020 and leading up to the present time. However, places down and along the South Shore including places like **Mahone Bay**, Chester, Hubbards, Liverpool & Shelburne have been able to recover from COVID more quickly than many places.

Indeed, Mahone Bay is a 'must see' destination for most visitors to Nova Scotia and is widely recognized for its coastal churches and for its Village type environs!

**Visitation to Nova Scotia by air** rose by 4% (+30,300) making 2018 the 3<sup>rd</sup> consecutive year of growth in air visitation with a catchment area of ~120 Million people within a radius of a two-hour flight time, including New York, Boston, Washington DC, Toronto and Montreal. There had always been daily and other regular direct flights into Nova Scotia pre-COVID from Europe that reach Halifax within ~6 hours, broadening the reach by access to over 250 Million people and these Flights have now returned to almost 2019 levels, in 2025.



- New York, Boston, Washington, Toronto and Montreal are all within 2 hours flight time
- Europe can reach Halifax within 6 hours. A population of over 250 million people live in the target area.

Visitation from overseas markets grew 15% (+13,900) in this same period noted above which marked the fifth straight year of growth in visitation from noted overseas markets including Central Europe with scheduled round trips on a regular basis. Tourism revenues reached an estimated \$2.61 Billion in 2018 in Nova Scotia, an increase in 0.3% compared to updated estimates for 2017 of \$2.60 Billion, and it appears that we are back on track to see this growth now continue and stabilize. In 2025 we have seen very positive growth return the entire South Shore.



# MARKET INFORMATION

In recent years, reflective of Nova Scotia’s tourism strategy, growth in revenues from non-resident visitors has outpaced growth in non-resident visitation, demonstrating that Nova Scotia is attracting more higher spending visitors. The Province was on its way to reaching its lofty goal of \$4B/year in annual Tourism revenues, before COVID came into our world & vocabulary, and we expect that post-COVID, we will resume our momentum and which is happening across our markets now even with the US Tariff threats and actions and indeed we see US Tourists still enjoying Canada and all it has to offer! Notable as well in terms of visitors

PROVINCIAL OUTLOOK | JUNE 2019



**NOVA SCOTIA - Sailing along**

*The Nova Scotia economy hasn't run out of steam after five consecutive years of growth. While the drivers of growth continue to contribute in 2019, lower capital investment will temper the increase.*

Nova Scotia's economy ended 2018 on solid footing with 1.2% growth, just shy of the 1.5% advance in 2017. An inflow of international and interprovincial immigrants provided solid underpinnings. Population growth reached a 34-year high. This, along with a strong job market, boosted housing demand. 2019 will retain some of that momentum seen in the last few years, however growth will be limited by a pullback in business investment. We expect the provincial economy to expand by 0.9% in both 2019 and 2020.

coming from or through the Annapolis Valley to our market, is the Cat Ferry Service from Maine to Yarmouth, Nova Scotia, which now continues to bring tourists from the US and can be expected to increase from pre-COVID years, in terms of US visitors visiting Nova Scotia again. Also important to note is that more than 30% of Canada’s top defense companies are in Nova Scotia and it continually attracts globally recognized companies working in naval defense,

shipbuilding, sonar & sensing, in service support, cyber security and training & simulation. Nova Scotia in fact enjoys the highest concentration of defense spending in Canada. In this respect, Nova Scotia is home to the East Coast Navy and the largest Air Force base in Eastern Canada. Given the high level of Department of National Defense (DND) presence and activity in Nova Scotia, the Province has established a world class capability for In-Service Support (ISS). These capabilities include engineering, platform and mission system modernization, life cycle maintenance, repair and overhaul with the aerospace, naval and land vehicle sectors. Three of four of the largest ISS prime contractors have established operations in Nova Scotia. ISS organizations in Nova Scotia include global players such as IMP Aerospace & Defense, Babcock Canada, Lockheed Martin, L-3 Communications, General Dynamics and SNC Lavalin. Nova Scotia’s vibrant and growing IT Sector has a talented labour force supported by world-wide respected academic institutions. University programs like the computer science degree specializing in cyber security offered by Dalhousie University



## MARKET INFORMATION

sets Nova Scotia apart from the competition in Atlantic Canada. These qualities have attracted a growing cluster of companies such as Beyond Trust and the Track Group. Nova Scotia has substantial capacity as well in the Research & Development (R&D) Sectors. Much of this capacity comes from a cluster of multi-national companies that conduct high value R&D work for the Department of National Defense (DND). Nova Scotia also has a number of institutions that provide invaluable support to the Aerospace and Defense Sectors.

As the most central point between the Americas and Europe, Nova Scotia offers several significant strategic and financial advantages that continue to attract top-tier international financial services and insurance firms. Establishing middle/back office and shared services operations for both captive and outsourcing clients has allowed these firms to expand their global footprint.

Two of Canada's largest Banks were founded in Halifax, Nova Scotia, dating back to the early 1800's: Bank of Nova Scotia and Royal Bank of Canada. Now, Nova Scotia offers an established and talented workforce in finance, insurance, and technology sectors. KPMG identified Halifax, Nova Scotia, as the fastest growing hedge fund administration centre in Canada.

Nova Scotia provides access to a wealth of minerals and resources alongside researchers that are attracting global attention. Leading companies have chosen to harness Nova Scotia's abundance of natural resources through business opportunities and related research and development. Areas of interest include mining, energy and forest products, and; of course, we remain Canada's Ocean Playground! More than 30 companies are doing ocean-sector business in Nova Scotia, including more than 60 innovators of new high



tech products and services. Nova Scotia has become a hub for cutting edge research and technology development. The establishment of several research labs and institutions have made Nova Scotia a leader in the Ocean Sector. Including spin-offs, ocean-related industries generate approximately \$4.5 Billion, or 12.1% of Provincial GDP.

Nova Scotia provides competitive advantages for exporters and investors and has one of the most diverse economies in all of Canada.

# MARKET INFORMATION

## Nova Scotia Airports

### Halifax Stanfield International Airport

The Halifax Robert L. Stanfield International Airport is the Atlantic Canadian hub for all domestic, regional and international services. Visit [FlyHalifax.com](http://FlyHalifax.com) to view a list of airlines providing flight options to Halifax.

### JA Douglas McCurdy Sydney Airport

The JA Douglas McCurdy Sydney Airport is located in Sydney, Cape Breton Island with daily air service provided by Air Canada and WestJet. Visit [www.sydneyairport.ca](http://www.sydneyairport.ca) for further information

### Yarmouth International Airport

The Yarmouth International Airport has two runways, two taxiways and separate parking aprons for both commercial and general aviation.

## NON-STOP FLIGHTS HALIFAX, NOVA SCOTIA

Under 1 hour	4 - 5 hours
YCL - Charló, New Brunswick, Provincial Airlines	AZS - Samana, Dominican Republic, Air Canada*
YCF - Fredericton, New Brunswick, Air Canada	CCC - Cayo Coco, Cuba, Air Canada*
YQM - Moncton, New Brunswick, Air Canada	CUN - Cancun, Mexico, Air Canada*
YQY - Sydney, Nova Scotia, Air Canada	HAV - Havana, Cuba, CanJet*
YSJ - Saint John, New Brunswick, Air Canada	HOG - Holguin, Cuba, Air Canada*
<b>1 - 2 hours</b>	KEF - Reykjavik, Iceland, Icelandair*
BOS - Boston Massachusetts, Air Canada, United	MBJ - Montego Bay, Jamaica, Air Canada*
FSP - Saint Pierre and Miquelon, Air Saint Pierre	POP - Puerto Plata, Dominican Republic, Air Canada*
YDF - Deer Lake, Newfoundland, Air Canada	PUJ - Punta Cana, Dominican Republic, Air Canada*
YOW - Ottawa, Ontario, Air Canada	SNU - Santa Clara, Cuba, Air Transat*
YQX - Gander, Newfoundland, Air Canada	VRA - Varadero, Cuba, Air Canada*
YUL - Montreal, Quebec, Air Canada	<b>5 - 6 hours</b>
YYT - Goose Bay, Newfoundland, Air Canada	CDG - Paris, France, WestJet*
YYT - St. Johns, Newfoundland, Air Canada	GLA - Glasgow, Scotland, WestJet*
<b>2 - 3 hours</b>	YEG - Edmonton, Alberta, WestJet
DTW - Detroit, Michigan, Delta	YYC - Calgary, Alberta, WestJet
EWR - Newark, New Jersey, United	<b>6 - 7 hours</b>
IAD - Washington D.C., United	FRA - Frankfurt, Germany, Condor*
JFK - New York, New York, Delta*	LGW - London, England UK, Air Transat*
PHL - Philadelphia, Pennsylvania, US Airways	LHR - London, England UK, Air Canada
YHM - Hamilton, Ontario, WestJet*	
YYZ - Toronto, Ontario, Air Canada	
<i>* direct flights are seasonal, typically winter travel</i>	

# MARKET INFORMATION

## NOVA SCOTIA'S TOP EMPLOYERS

Admiral Insurance Services

CBCL Limited

Clearwater Seafoods LP

Crombie REIT

East Coast Credit Union Limited

EfficiencyOne

Emera Inc.

Queen Elizabeth II Health Centre

High Liner Foods Incorporated

Jazz Aviation LP

Killam Apartment REIT

Northwood Group of Companies

NTT DATA Canada, Inc.

ResMed Halifax Inc.

Workers' Compensation Board of Nova Scotia

## MAJOR CITIES NEAR HALIFAX, NOVA SCOTIA

Boston, Massachusetts, USA	Population: 685,094	400mi/643 km
Quebec City, Quebec, Canada	Population: 542,298	405mi/651 km
Longueuil, Quebec, Canada	Population: 246,855	492 mi/791 km
Laval, Quebec, Canada	Population: 437,413	501 mi/807 km
Montreal, Quebec, Canada	Population: 4,195,523	492 mi/792 km

# MARKET INFORMATION

Travel To Nova Scotia (Much of the following being Pre-COVID environs now having returned strong and growing again!)

## *Getting to Nova Scotia by Air*

- Halifax Stanfield International Airport
- JA Douglas McCurdy Sydney Airport
- Yarmouth International Airport

## *Getting to Nova Scotia by Ferry or Cruise*

- Bay Ferries – Saint John, N.B. to Digby, N.S.
- Bar Harbour, Bar Harbour, Maine, USA to Yarmouth, N.S. (Started again April 2<sup>nd</sup>, 2025)
- Northumberland Ferries – Wood Islands, P.E.I. to Caribou, N.S.
- Marine Atlantic Ferries – Argentia/Port Aux Basques, N.L. to North Sydney, N.S.

## *Bus to Nova Scotia*

- Greyhound from New York and Voyageur from Montreal connect with Maritime Bus which serves Atlantic Canada. At Amherst, interprovincial bus lines link most major communities.

## *Train to Truro or Halifax*

- VIA Rail Canada provides transcontinental train service; there are stations in Truro and the main station in Nova Scotia is in downtown Halifax.

## *Nova Scotia Highways and Points of entry*

- Amherst is the first community you enter after crossing the border from New Brunswick on Trans Canada Highway 104.
- Two scenic travel ways begin at Amherst: the Sunrise Trail (Route 6) along the Northumberland Shore and the Goosecap Trail (Route 2) along the Bay of Fundy in the Bay of Fundy and Annapolis Region. (Bay of Fundy is known for the highest tides in the World)
- Cape Tormentine is the first Nova Scotian community after crossing the Confederation Bridge/P.E.I. via New Brunswick's Route 16.
- Caribou, Pictou County is the location of the Northumberland Ferries' terminal where ferries travel daily between May 1<sup>st</sup> and mid December to and from Wood Islands, Prince Edward Island. Highway 106 leads from the ferry terminal to the Pictou Rotary and the Northumberland Shore.
- North Sydney is the ferry terminal location for the ferry services travelling from Port-Aux-Basques and Argentia, Newfoundland and Labrador. North Sydney is at the Eastern end of the Trans Canada Highway 105

For more information on Canada, Nova Scotia and/or Tourism, Economic Indicators and Facts & Forecasts, much more information is available on line at sites such as: <https://www.novascotiabusiness.com/> <https://halifaxpartnership.com/> <https://novascotiaimmigration.com/>  
<https://www.apec-econ.ca/> <https://www.novascotia.com/>

# Assorted Pictures of Premises and Area













SHOP ● STAY ● TASTE ● PLAY ● SERVICE ●



# Welcome to Mahone Bay

Information	Museum	Parking	Runrunner's Trail System
Picnic Area	Craft Brewery	Church	--- Adventure Section
Washrooms	Marina		--- Dynamite Section
			--- Bay to Bay Section

While capturing our beautiful town, tag [#visitmahonebay](#) and [@visitmahonebay](#) to be featured on our socials!

This map was made possible because of our sponsors:



Acquiring this property is an awesome opportunity to work and live in lovely Mahone Bay, Nova Scotia, Canada!

Please contact Dave Kerr @ (902) 476-7300 or e-mail at [dave@blueberrycommercial.ca](mailto:dave@blueberrycommercial.ca) today for more information and discussion.



**Blueberry Commercial Real Estate Limited**

Sunnyside Mall, Suite 205

1595 Bedford Highway, Bedford NS

**Cell: (902) 476-7300**

[blueberrycommercial.ca](http://blueberrycommercial.ca)

**Dave Kerr**

*Senior Commercial Advisor*

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