



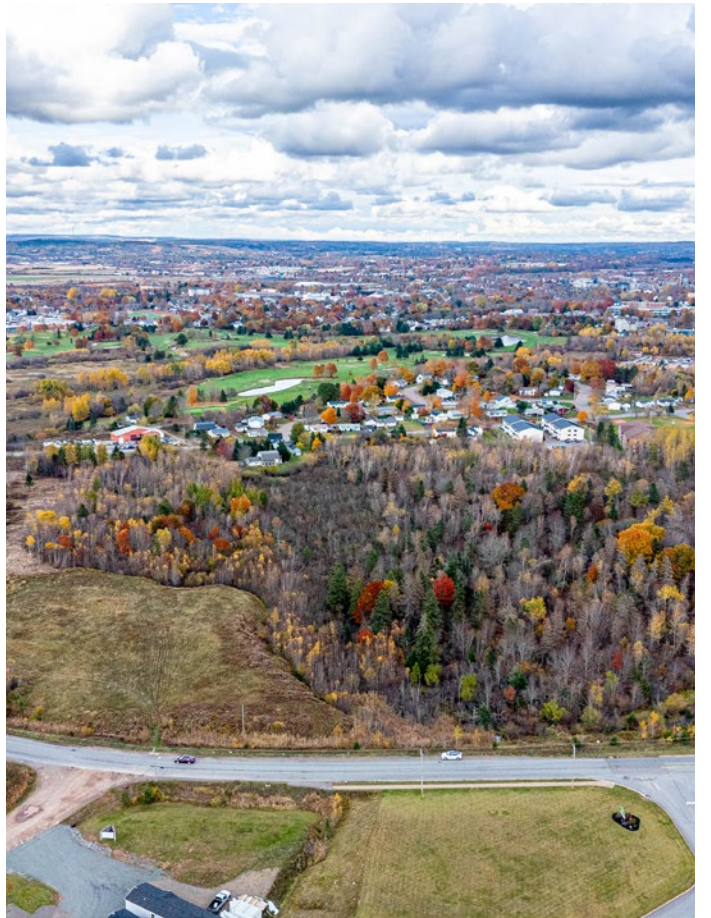
Land Sale

38+ Acre Truro Land for Sale

Wade Road & Lower Truro Road | Truro, Nova Scotia

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Property Overview

Civic Address

Wade Road & Lower Truro Road
Truro, NS

Site Areas

PID 20241758	2.26 AC
PID 20463980	0.04 AC
PID 20222824	0.08 AC
PID 20241765	5.77 AC
PID 20347423	0.02 AC
PID 20347339	1.76 AC
PID 20241725	28.14 AC
PID 20241709	0.22 AC
Total	38.29 AC

Zoning - Town of Truro

RS (Regional Service)
GR (General Residential)
ER (Environmental Reserve)
WR (Watershed Residential)

Zoning - The Municipality of the County of Colchester

C-2 (Highway Commercial)
E-4 (Flood Way Fringe Overlay)

Sale Price

\$2,500,000

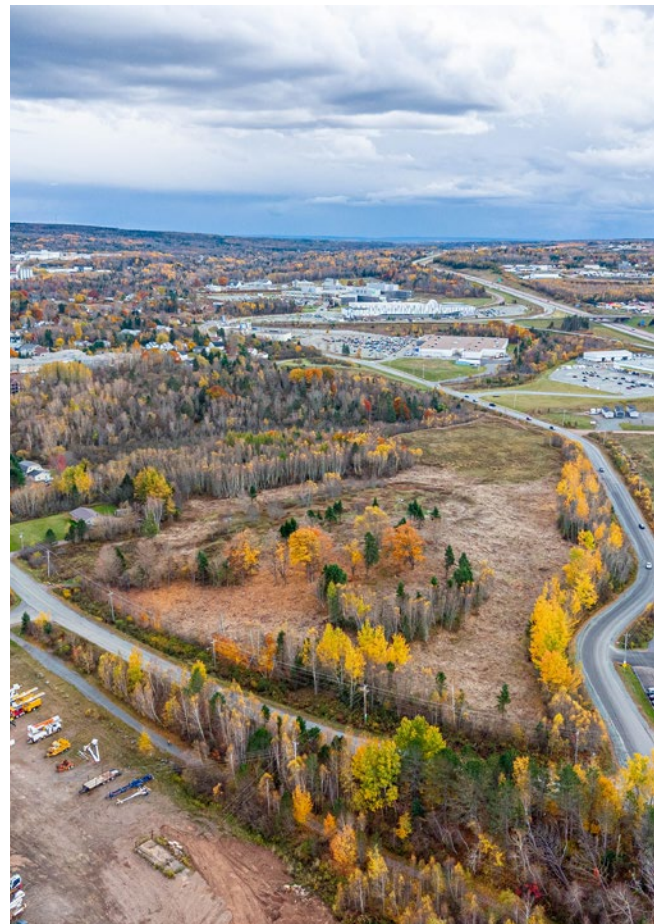


[Click here to view a drone video of the property](#)

An exceptional opportunity to own premium land in a high-visibility commercial corridor of Truro, Nova Scotia. This property offers outstanding exposure, accessibility, and development potential.

Situated in one of Truro's busiest retail areas, the site benefits from steady traffic flow, strong surrounding businesses, and convenient access to Highway 102, connecting easily to Halifax, the airport, and regional markets. This property represents an ideal investment for commercial, mixed-use, or residential development.

Over the past several years, the area has seen significant development, with new retail stores, service businesses, and residential subdivisions transforming the neighborhood into a thriving economic center. This growth has increased traffic, visibility, and demand for commercial space.





Property Features



Features

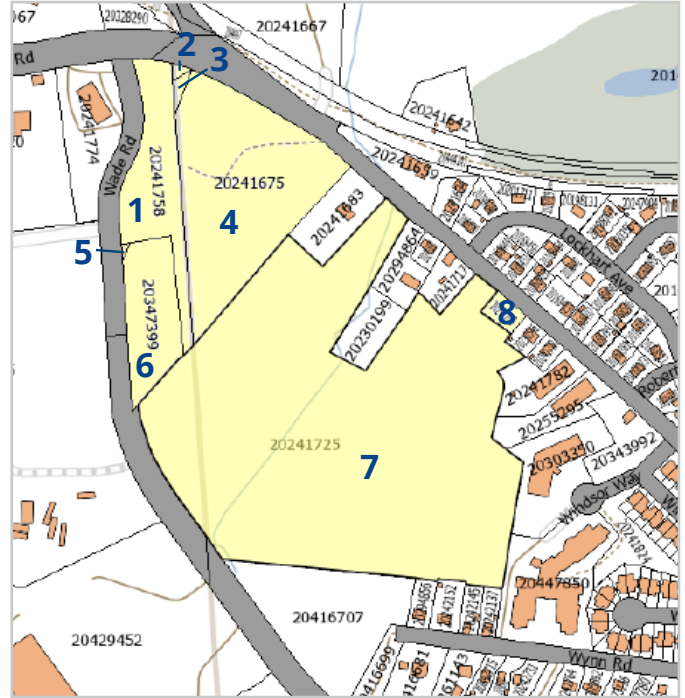
- Nearby complementary commercial and retail amenities
- Excellent access to major roadways and Highway 102
- Flexible mixed-use zoning
- Strong potential for future development



38.29 AC

PID Map & Aerial Map

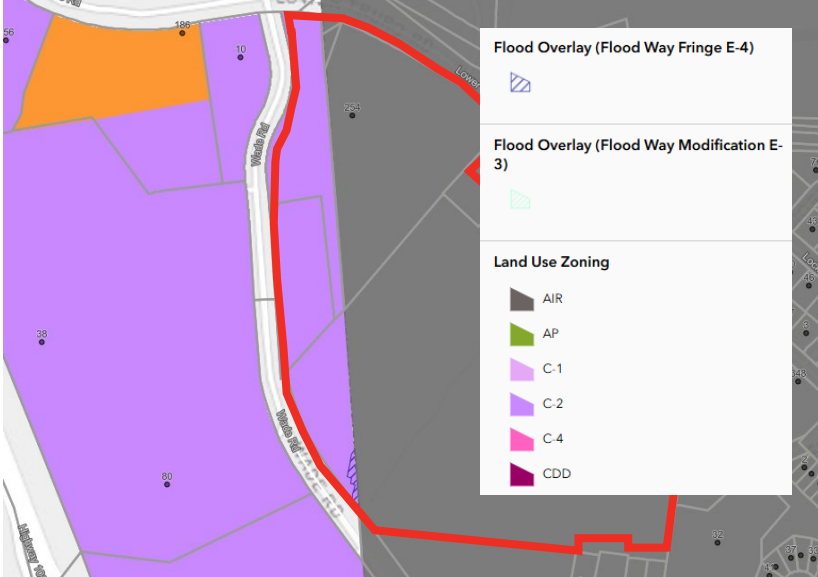
	PID	Area (Acres)	Assessment (2025)
1	20241758	2.26 AC	\$11,300
2	20463980	0.04 AC	\$700
3	20222824	0.08 AC	
4	20241675	5.77 AC	\$33,500
5	20347423	0.02 AC	\$50,000
6	20347339	1.76 AC	
7	20241725	28.14 AC	\$120,300
8	20241709	0.22 AC	\$20,000
	Totals	38.29 AC	\$235,800



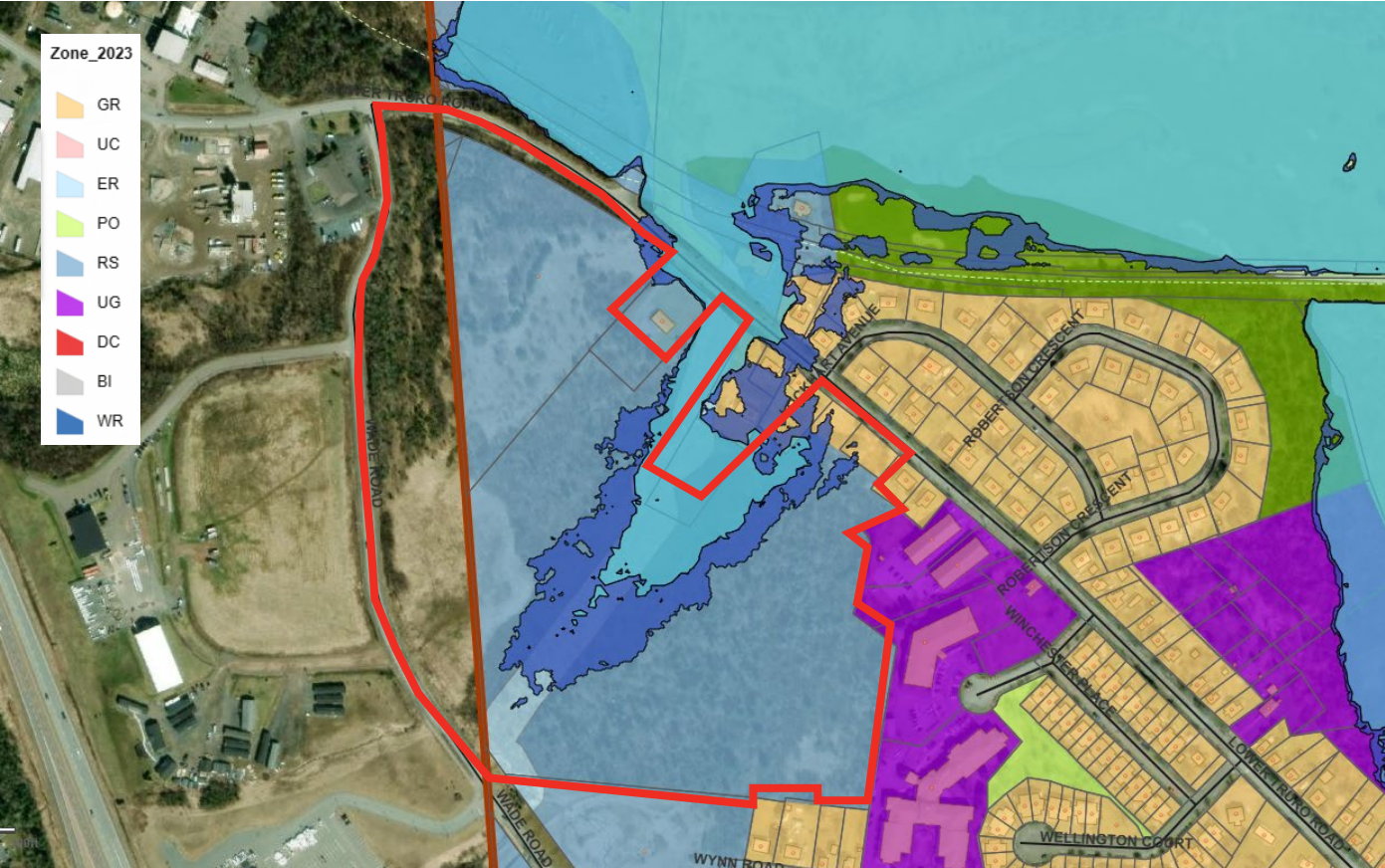
Zoning Maps

The land is between two different zoning districts. The majority of the site falls under the Town of Truro Land Use Bylaw (map below) with the remainder zoned by the Municipality of the County of Colchester (map to the right).

The following pages detail the permitted uses under each of these jurisdictions.



The Municipality of the County of Colchester Zoning Map



Town of Truro Zoning Map

Land Use: Zoning

Town of Truro Land Use Bylaw Permitted Uses

Regional Service (RS) Zone

- Accommodations
- Adult Entertainment (conditional use)
- Animal and Pet Services
- Animal Hospital (conditional use)
- Animal Shelter (conditional use)
- Artisan Studio
- Automobile Repair
- Automotive Sales and Rentals
- Automobile Service Station
- Automobile Washing and Detailing
- Bank and Financial Institution
- Bed and Breakfast
- Beverage Room, Lounge and Cabaret (conditional use)
- Broadcasting and Communications
- Correctional Facility
- Club
- Community Garden
- Community Institution
- Convenience Store
- Day Care Centre
- Dormitory
- Dry-Cleaning and Laundry
- Educational Use
- Emergency Services
- Emergency Shelter (conditional use)
- Existing Residential Use (conditional use)
- Farmers Market, Flea Market and Antique Market
- Food Service
- Funeral Home
- Garden Centre
- Governmental Use
- Greenhouse, Nursery, and Floriculture
- Health Care Clinic
- Hospital
- Industrial Equipment Sales and Service
- Microbrewery and Microdistillery
- Neighbourhood Clinic
- Office and Professional Use
- Parking Lots
- Parking Structure
- Parks and Open Space
- Personal Services
- Printing
- Recreation Facility, Commercial
- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Religious Institution
- Repair Shop
- Residential Care Facilities
- Residential (up to 4 units) (conditional use)
- Residential (5 to 18 units) (site plan approval)
- Residential (19 units or more) (development agreement)
- Restaurant
- Restaurant, Drive-Thru
- Retail Store
- Stadia and Auditoria
- Tattoo Studio
- Taxi Depot
- Textile Mill
- Transportation Facilities and Depots
- Utilities and Public Works
- Warehouse & Storage
- Wholesale Use

General Residential (GR) Zone

- Artisan Studio (up to 645.8 ft²) (conditional use)
- Bed and Breakfast (conditional Use)
- Community Garden
- Education Use (development agreement)
- Food Service (up to 645.8 ft²) (conditional use)
- Home Day Care
- Office and Professional (up to 645.8 ft²) (conditional use)
- Parks and Open Space
- Personal Services (up to 645.8 ft²) (conditional use)
- Recreation Facility, Outdoor
- Religious Institution (site plan approval)
- Residential Care Facility (up to 7 beds) (conditional use)
- Residential Care Facility (development agreement)
- Residential (1 unit)
- Residential (2 to 5 units) (conditional use and site plan approval)
- Urban Agricultural Use
- Utilities and Public Works

Land Use: Zoning **Continued**

Environmental Reserve (ER) Zone

- Governmental Use
- Recreation Facility, Outdoor
- Parks and Playgrounds
- Utilities and Public Works

Watershed Residential (WR) Zone

- Agricultural Uses
- Recreation Facility, Outdoor
- Artisan Studio (up to 100 m2 (1,076 ft2))
- Bed and Breakfast
- Home Day Care
- Kennel
- Office and Professional (up to 100 m2 (1,076 ft2))
- Parks and Open Space
- Personal Services (up to 100 m2 (1,076 ft2))
- Religious Institution
- Residential Care Facility (up to 7 beds)
- Residential (up to 1 unit)
- Utilities and Public Works

The Municipality of the County of Colchester Land Use Bylaw Permitted Uses

Highway Commercial (C-2) Zone

- Accommodations
- Agricultural Uses – Existing
- Animal Care
- Animal Shelters
- Automobile Sales, Repair, & Service Stations
- Banks & Financial
- Building Contractors
- Business & Professional Offices
- Business Services
- Civic & Cultural Uses
- Commercial Recreation
- Community Hall
- Conservation
- Convenience Stores
- Craft Food & Beverage Production
- Daycare Centres
- Display Courts
- Drinking Establishments
- Dwellings – Existing
- Education
- Emergency Services
- Farmers’ Markets
- Funeral Homes
- Garden & Nursery Sales
- Government Uses
- Heavy Equipment
- Sales and Service
- Light Industrial Uses
- Marinas and Boat Clubs
- Medical Clinics
- Parking Lots
- Parks & Open Space
- Personal Service Shops
- Place of Worship
- Private Clubs & Organizations
- Public Recreation
- Recycling Depots
- Repair Shops
- Restaurants
- Retail Lumber &
- Building Supplies
- Retail Stores
- Self-storage
- Shooting Ranges – Indoor
- Solar Panels – Commercial
- Taxi & Bus Stations
- Walkways and Trails
- Warehousing
- Water Access
- Wholesale Sales
- Workshops
- Residential Facilities – Existing

Flood Way Fringe Overlay (E-4) Zone

Uses permitted by the underlying zoning except hospitals, nursing homes, residential facilities, industrial uses, and scrap yards

Location Overview

Truro, Nova Scotia

Truro Nova Scotia is a town located in the heart of the province. From Truro, you can reach almost any major destination in Nova Scotia within a couple of hours; Halifax is an hour south, Cape Breton a few hours to the East, and the New Brunswick border just over an hour to the West.

With consistent population and infrastructure growth, Truro is quickly becoming one of the provinces most promising regions for long-term investment and development.



Demographics (20 km Radius)



Current (2025)
Population

46,387



Projected (2030)
Population

47,214



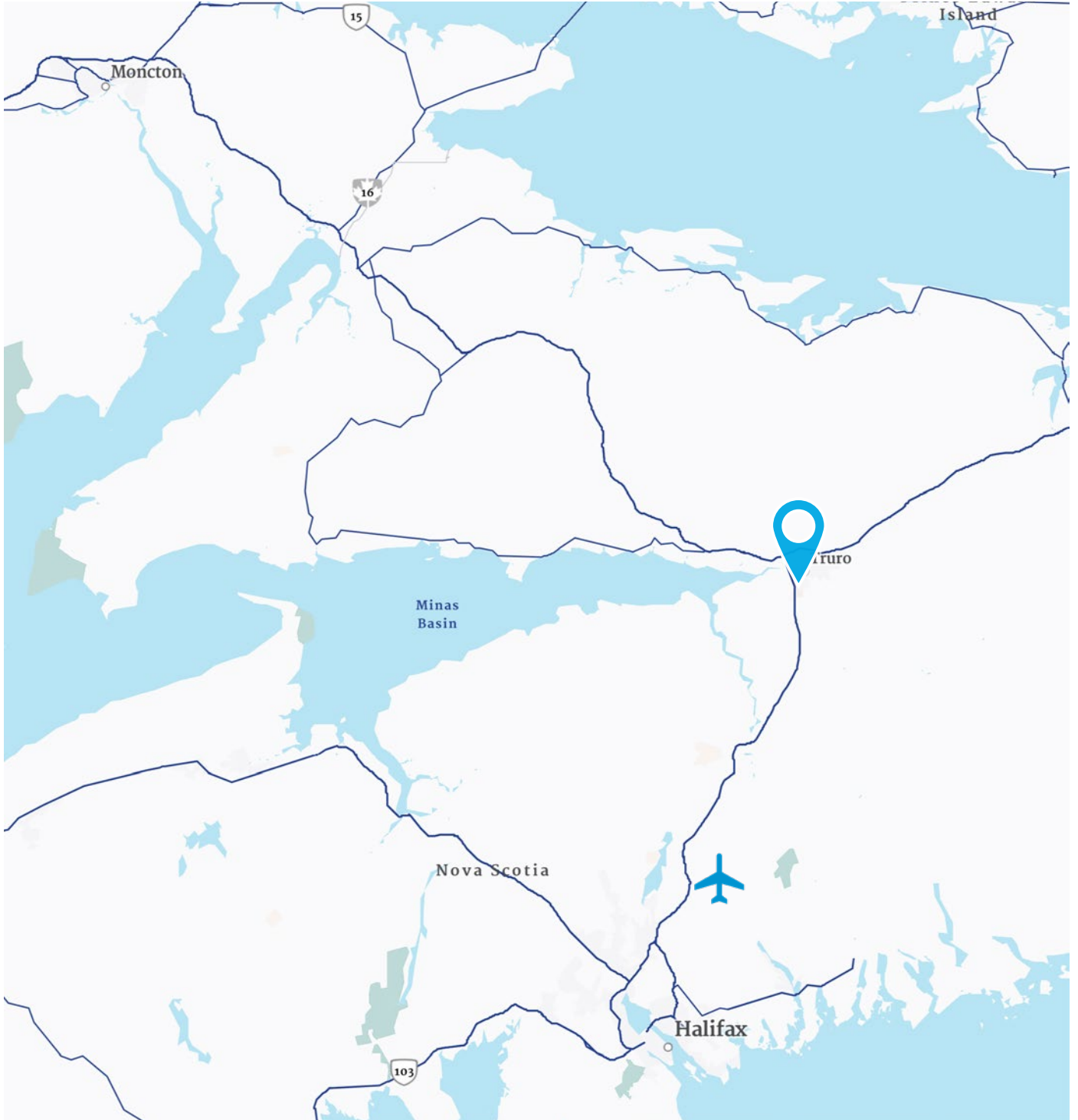
Average Household
Income

\$86,183



Average
Age

44.8



Truro Business Park

2 km | 4 min.

Burnside Business Park

86 km | 53 min

Downtown Halifax

95 km | 1 hr 10 min.

Halifax Stanfield International Airport

65 km | 43 min.

Wolfville

120 km | 1 hr 31 min.

Moncton, NB

172 km | 1 hr 42 min.

Disclaimer

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