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Atlantic Canada Certified Site? Here  
it is!**

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## **45 England Avenue**



## SITE SUMMARY

**Address :** England Avenue, Mulgrave

**City :** Mulgrave

**Province :** Nova Scotia

**Site Category :** Development Land - Industrial

**Lot Area - Continuous Acres:** 21.23

**Building Size (sq ft):**

**For sale or lease:** Sale

**Terms of sale or lease:** 669,000

**Zoning:** The Mulgrave Marine Industrial Park is zoned Industrial (M1). The Marine Industrial park consist of a 45 acre park which currently has 24 acres developed and 21 acres to be developed. Industrial park land owners are a mix of successful and reputable industrial and commercial businesses.

# TRANSPORTATION

## HIGHWAY

**Nearest north/south highway:** Provincial collector Highway 344: unlimited access highway with wide paved shoulders.

**Distance from north/south highway:** 1/2 km

**Nearest east/west highway:** Trans Canada Highway (TCH) 104

**Distance from east/west highway :** 4 Kilometers

## AIRPORT

**Closest airport:** Port Hawkesbury Airport

**Closest airport location:** Port Hawkesbury, Nova Scotia

**Closest airport distance:** 17 Kilometers

## RAIL

**Closest rail line operator:** Cape Breton and Central Nova Scotia Railway

**Distance from closest rail line:** 5 Kilometers

## PORT

**Closest port:** Strait of Canso Super Port Corporation

**Closest port distance:** 1.5 Kilometers

## UTILITY SERVICE

**Electricity Service Provider:** Nova Scotia Power

**Three-phase power serviced:** Yes

**Internet service availability:** Yes

**Site Water Service:** Municipal Piped Water Service

**Site Waste Water Service:** Municipal Wastewater Service

**Natural Gas Service to Lot Line:** No

## CONTACT INFORMATION (EDO)

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