

\$1,375,000 - Station Road, Great Village

MLS® #202016431

\$1,375,000

Bedroom, Bathroom,
Land on 620.00 Acres

N/A, Great Village, NS

Attention developers! Here is the development land you have been waiting for off Exit 10 in Great village. Your chance to develop 620 acres of land off Hwy 104 at the bottom of the diamond interchange. The property features a variety of development options and has approx 1 acre of commercial-grade parking lot already completed. The features of the land include 7 acres bordering Exit 10 on Trans Canada 104 that is flat and cleared at the bottom of the Diamond off ramp. The already graveled large heavy duty parking lot could accommodate a fleet of 18 wheelers with a rest stop area or car dealership as some possible options. The land also has around 50 acres of blueberries fields at various development levels. At the tops of field is a great view of the Bay of Fundy. The land also has around 2700ft of paved road along property, including 3600 ft of exposure along Trans Canada Hwy 104. There is approximately 6800ft along the Great Village River with 6000ft of wood road weaving through 550 acres of biodiverse forest. Great assortment of wildlife on the property, and the species of trees include yellow and white birch, red and sugar maple, fir, spruce and poplar from mature to seedling. The land could be used for recreational camp ground, commercial development, industrial development, or residential development and of course farming purposes. Don't delay and call to discuss the possibilities of this development land today.



Essential Information

MLS® #	202016431
Price	\$1,375,000
Acres	620.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	June 14th, 2024

Community Information

Address	Station Road
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Great Village
County	Colchester
Province	NS
Postal Code	B0M 1L0

Amenities

Utilities	None
Parking	None

Exterior

Lot Description	Hardwood Bush, Rolling Slope, Softwood Bush, Wooded, Over 100 Acres, Additional Land Available
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Additional Information

Zoning	No zoning
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Listing Details

Listing Office	Hants Realty Ltd.
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Listing information last updated on October 24th, 2025 at 8:32am ADT