

\$2,150,000 - 601 Highway 2, Elmsdale

MLS® #202206471

\$2,150,000

Bedroom, Bathroom, 13,000 sqft
Commercial Sale on 1.36 Acres

105-B, Elmsdale, NS

An exciting commercial investment opportunity in Elmsdale, Nova Scotia, one of the province's fastest growing communities, boasting a dynamic young population base. This 7-unit, fully-leased commercial property has an excellent rental history and boasts NAPA Auto Parts as an anchor tenant. The close proximity to Halifax and the Halifax Stanfield International Airport, combined with the recent boom of new home construction in the area creates a rare opportunity for an investor or an owner-occupier. With an average household income almost 20% above the provincial average, combined with a near total lack of commercial properties for sale in the area, this is a unique chance to own a cornerstone institution, part of Elmsdale's bright and rapid-growing future. The brand new construction of Exit 8A off Highway 102 near Lantz provides much faster access to and from the highway, rapidly connecting this fast-growing community with everything the province has to offer. Please note there is a flood plain attached to the Property.



Essential Information

MLS® #	202206471
Price	\$2,150,000
Square Footage	13,000
Acres	1.36
Type	Commercial Sale

Sub-Type	Retail
Status	Closed
Date Sold	January 5th, 2023

Community Information

Address	601 Highway 2
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Elmsdale
County	Hants
Province	NS
Postal Code	B2S 1A8

Amenities

Parking	Gravel
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Interior

Heating	Ductless
Cooling	Ductless
# of Stories	1

Exterior

Lot Description	1 to 2.99 Acres
Roof	Steel

Additional Information

Zoning	Village Core (VC) and High Risk Floodplain (HF)
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Listing Details

Listing Office	Partners Global Corporate Real Estate Inc.
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Listing information last updated on October 22nd, 2025 at 2:48pm ADT