

\$45,500 - 13 Cottage Street, Truro

MLS® #202516308

\$45,500

Bedroom, Bathroom,
Land on 0.08 Acres

N/A, Truro, NS

Opportunities like this don't come up often! This rare corner lot is ideally located in Truro's sought-after downtown area. Zoned Urban Corridor (UC), the possibilities are wide open—whether you're considering a single-family home, multi-unit, or a mixed-use development (buyer to confirm permitted uses). The lot previously had a building on it, which means key services should be readily available for your next project. Two existing driveways are already in place, offering easy access and flexible design potential. A major highlight of this property is its excellent solar potential—the long side of the lot faces due south with no obstructions, making it perfect for a high-efficiency solar home or sustainable development. This location truly offers the best of Truro living. You're just a short walk to beautiful Victoria Park, downtown shops, cafes, restaurants, the farmers' market, grocery stores, the library, and even the train station. Whether you're an investor, builder, or future homeowner, this is a rare opportunity to own a prime piece of property in one of Truro's most walkable and desirable neighborhoods.



Essential Information

MLS® #	202516308
Price	\$45,500
Acres	0.08

Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 16th, 2025

Community Information

Address	13 Cottage Street
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Truro
County	Colchester
Province	NS
Postal Code	B2N 4P4

Amenities

Utilities	To Be Verified
Parking	Gravel

Exterior

Lot Description	Level, Under 0.5 Acres
-----------------	------------------------

Additional Information

Zoning	UC
--------	----

Listing Details

Listing Office	Royal LePage Atlantic (Enfield)
----------------	---------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 29th, 2025 at 7:02am ADT