



COMMERCIAL DEVELOPMENT LAND CLOSE TO ALL MAJOR TRANSPORT LINKS

215 South Albion Street

Amherst, Nova Scotia

**AVISON
YOUNG**

The offering

Avison Young is pleased to offer 215 South Albion Street for sale. This offering provides a fantastic opportunity to purchase an acre of land on a well-travelled main road in Amherst, Nova Scotia.

Sitting just off Highway 104, this property is zoned Highway

Commercial, ideal for a wide variety of uses. With a large number of amenities in the immediate area, the exit sees high levels of vehicle traffic from local and regional travellers due to its proximity to the New Brunswick border.

\$499,000

ASKING PRICE

±1 acre

LOT SIZE

OVERVIEW

Civic address	215 South Albion Street, Amherst NS
Lot size	± 1 acre
PID	25370354
Assessed value	\$168,400 [2025 Commercial Taxable]
Zoning	Highway Commercial Zone
Existing condition	Tree covered, uncleared
Access	South Albion Street/ NS Highway 2



Location

This large 1 acre property is located just off of the highway in Amherst, with the best zoning possible for the area allowing no shortage of uses. The land is mainly treed and needs to be cleared; however, it has excellent visibility, access, and sees high levels of daily traffic. It is found directly across from Canadian Tire and busy Amherst Mall, making it an excellent location for any number of businesses.

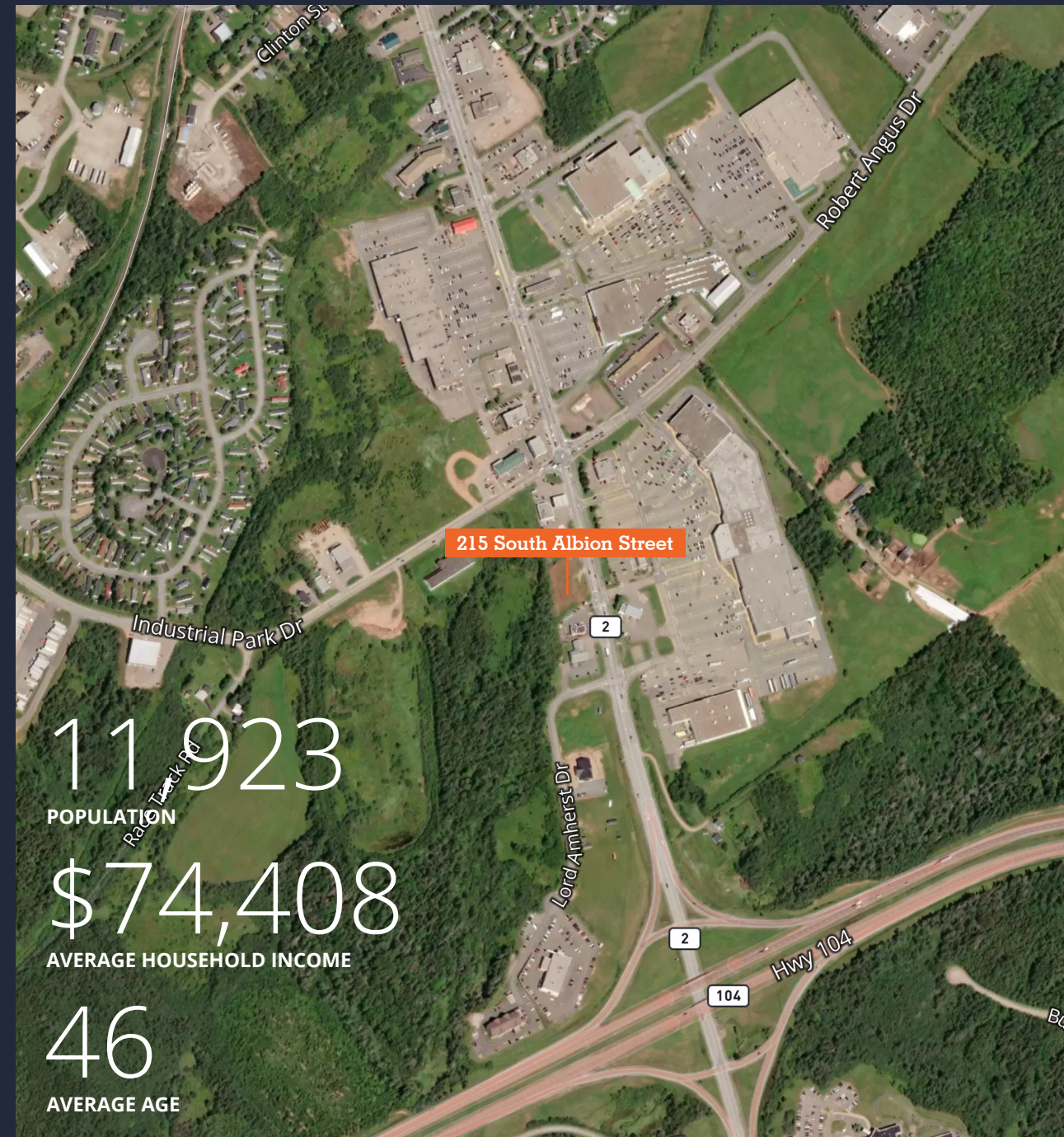
Located at the northeast end of the Cumberland Basin, an arm of the Bay of Fundy, Amherst is strategically situated

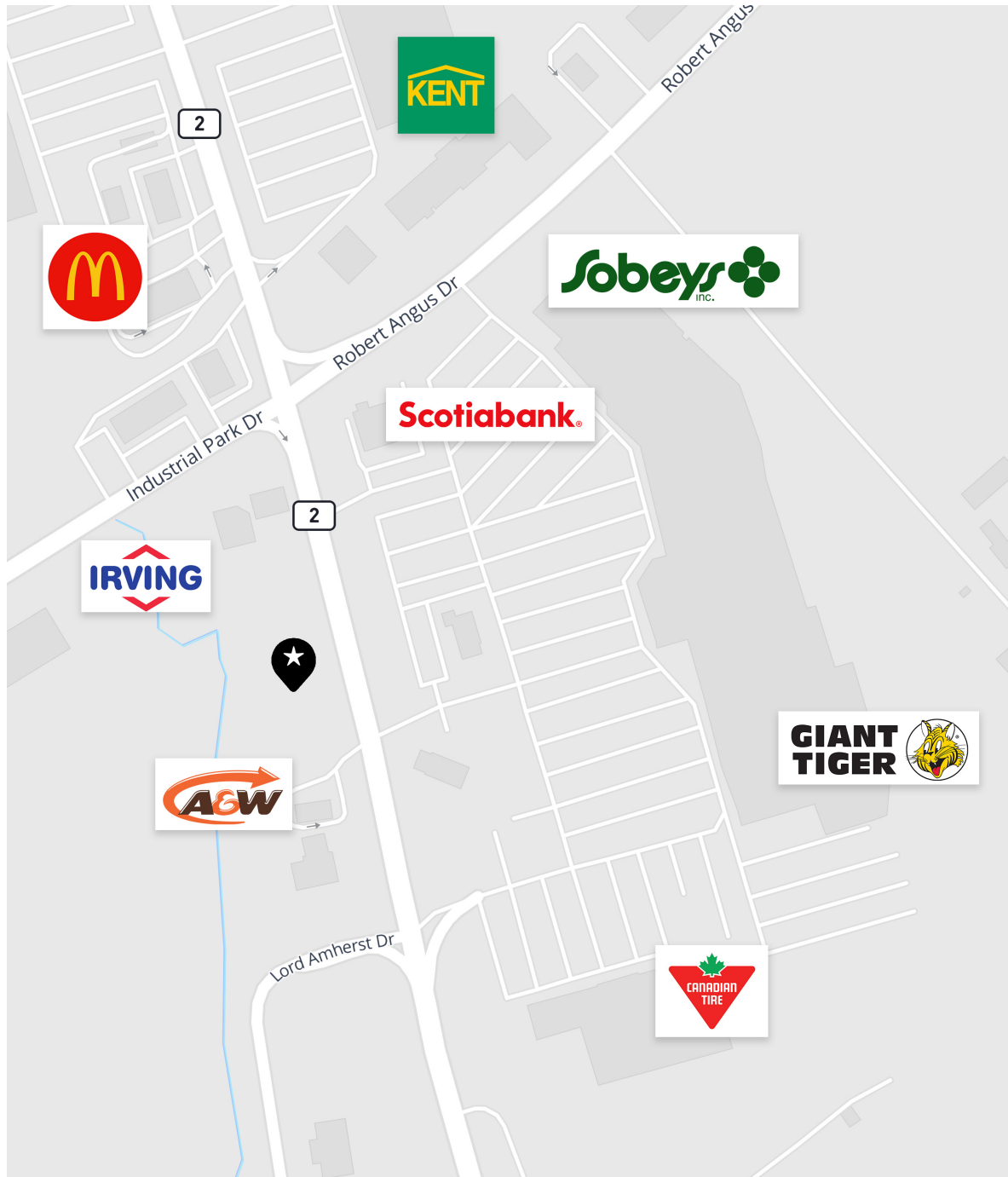
on the Trans-Canada Highway three kilometres east of the interprovincial border with New Brunswick and 65 kilometres southeast of the city of Moncton. It is also located 60 kilometres southwest of the Confederation Bridge to Prince Edward Island. Amherst has the largest population in Cumberland County and is the home of most of the area's services.

Highway Commercial Zone

Potential uses within this zone include but are not limited to:

- Animal Hospital and Veterinary Establishments
- Banks and Financial Institutions
- Business and Professional Offices
- Cannabis Lounges and Cannabis Retail Sales subject to section 8.1.4
- Commercial Recreation & Community Centres
- Funeral Homes
- Garden and Nursery Sales & Supplies
- Hotels and Motels
- Institutional Uses
- Lounges and Beverage Rooms
- Light manufacturing
- Medical Clinics
- Motor Vehicle Fueling Stations
- Motor Vehicle Sales, Rental, and Repair
- Photography Studios
- Printing Establishments
- Outdoor Retail Display
- Restaurants, Drive-thru or Take-Out, Cabarets
- Retail Stores
- Self Storage Facilities
- Service and Personal Service Shops







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Get in touch

For detailed information on this offering, please contact:

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