



HALIFAX
COMMERCIAL
REAL ESTATE ADVISORS



FOR SALE

211 SKY BOULEVARD

GOFFS, HALIFAX REGIONAL MUNICIPALITY, NOVA SCOTIA

PROPERTY DESCRIPTION

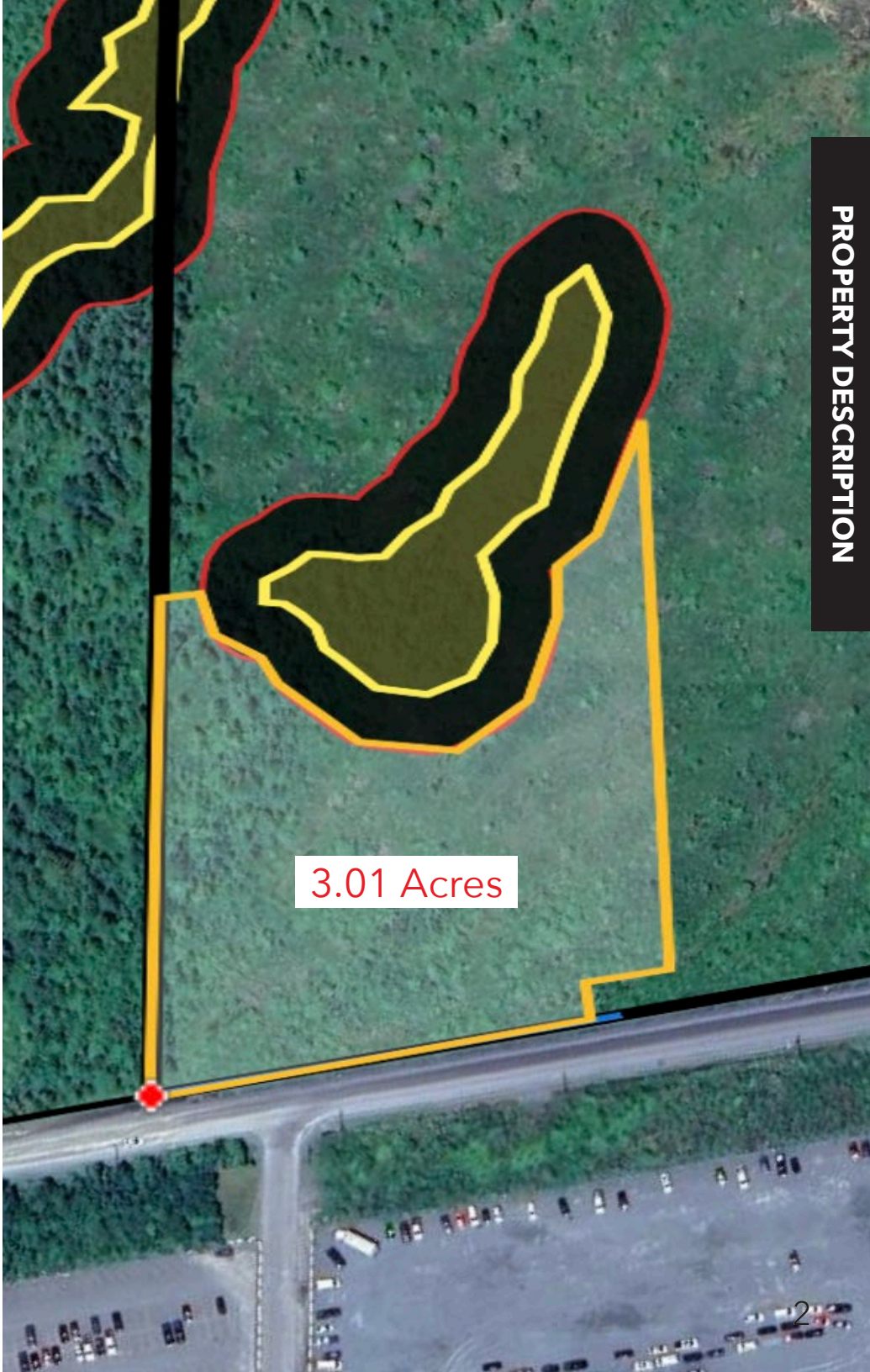
Halifax Commercial Real Estate Advisors is pleased to present the opportunity to acquire a parcel of vacant land located at 211 Sky Boulevard in Goffs, Nova Scotia. Strategically situated, this prime 3.01-acre parcel features approximately 360 feet of road front-age and is located just minutes from Halifax Stanfield International Airport.

Zoned AE-4 (includes AE-1 & AE-3) and located in planning districts 14 & 18, this property offers numerous possibilities for commercial development.

All measurements are approximate and subject to verification by the purchaser. Subject to change.

PROPERTY DETAILS

ADDRESS	211 Sky Boulevard
	Goffs, Nova Scotia
PID	41457995
SITE SIZE	3.01 Acres
TYPE	Land
ZONING	AE-4 (includes AE-1 and AE-3)
PLANNING DISTRICT	14 & 18
SALE PRICE	\$1,655,500



PROPERTY DESCRIPTION

AE-4 USES PERMITTED

No development permit shall be issued in any AE-4 (Aerotech Business) Zone except for the following:

- General Business Uses
- Retail stores
- Manufacturing
- Service and Personal Service Uses (RC-Jun 17/03;E-Jun 20/03) Offices
- Banks and financial institutions Restaurants
- Outdoor display courts
- Indoor commercial recreation uses Service stations and automotive repair
- Parking lots
- Building supply outlets
- Warehousing and wholesaling Construction industries and contractors Transportation terminals
- Motels and hotels
- All AE-1 and AE-3 permitted uses Automobile race tracks
- Harness racing tracks

AE-1 USES PERMITTED

No development permit shall be issued in any AE-1 (AeroTech Core) Zone except for the following:

Industrial Uses

- Aircraft and aerospace industries Research and development facilities and related manufacturing
- Scientific and professional equipment and products manufacturing and related uses Electrical and electronic products manufacturing and related uses
- Communications and information products manufacturing and related uses Industrial malls

Business Uses

- Information processing and storage facilities Communications facilities
- Educational and training centres
- All AE-3 permitted uses

AE-3 USES PERMITTED

No development permit shall be issued in any AE-3 (Aerotech Commercial) Zone except for the following:

Accommodation Uses

- Hotels
- Executive suites and guest facilities
- Dwelling units for management and security personnel

Business Uses

- Multi-use centres
- Retail Stores
- Restaurants and general food services Financial institutions
- Entertainment uses
- Service stations
- Commercial schools and training centres
- Offices
- Manufacturing and service uses
- Personal Service Uses (RC-Jun 17/03;E-Jun 20/03)

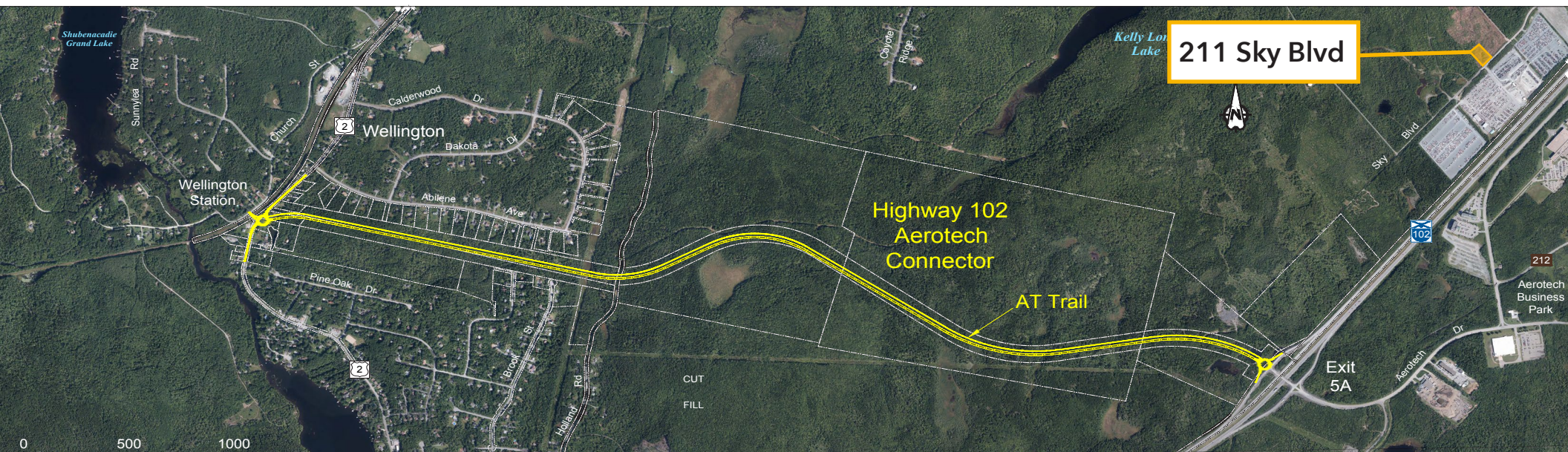
Institutional Uses

- Hospitals and medical clinics
- Emergency and protective services
- Daycare facilities
- Parks, plazas and open space uses
- Government facilities
- Utilities
- Recreation uses

HIGHWAY 102 AEROTECH CONNECTOR

Construction is underway on the HWY 102 Aerotech Connector Highway and is expected to open in early September 2025. The project will consist of 2 through lanes along with an active transportation trail adjacent to the new connector road. This trail will link the airport with the provincial Blue Route bike network.

Starting at the existing 5A interchange the road travels westerly to an intersection with Trunk 2 near Sunnylea Road. The road alignment is designed to avoid or minimize the impact to environmentally sensitive areas such as wetlands. A modern roundabout will be constructed at the ramp terminal at Exit 5A as well as at the intersection of the new connector road with Trunk 2 and Sunnylea Road. The new connector road is planned to be constructed below existing grade for most of its length between Trunk 2 and Old Holland road.



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