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Listed in category: Real Estate > Commercial

### Ocean-front acreage with business complex Nova Scotia

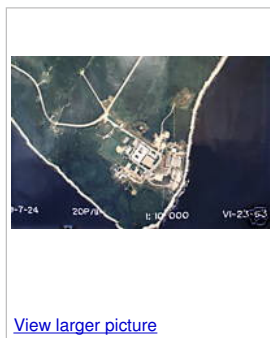
Item number: 320352269011

Amazing unzoned ocean frontage Shelburne, Nova Scotia

Seller of this item? Sign in for your status

Bidding has ended for this item

The seller ended this listing early because the item is no longer available for sale.



Starting bid **US \$7,000,000.00**  
 (approximately C \$8,658,297.80)

Ended: **22-Mar-09 11:13:19 EDT**

Shipping: Check item description and payment instructions or contact seller for details

Item location: Shelburne, NS, Canada

History: [0 bids](#)

You can also: [Email to a friend](#)

#### Meet the seller

Seller: [seacoaststudios \(0\)](#)

Member: since 18-Mar-09 in Canada

- See detailed feedback
- Add to Favourite Sellers
- View Seller's other items

#### Buy safely

- Check the seller's reputation  
No feedback reviews at this time
- Check how you're protected

This item is **not covered** by buyer protection on eBay

Listing and payment details: [Show](#)

#### Description

Seller assumes all responsibility for listing this item.

175 ocean-front acres in Nova Scotia, one mile of coastline plus 22 acre business development (former military base) which includes fabulous FILM PRODUCTION facility ... hotel, restaurant ... much more

SHELBURNE, NS, BUSINESS DEVELOPMENT CENTER  
 2882 Sandy Point Road, Shelburne, Nova Scotia, Canada B0T 1W0

Contact Mary Barstow  
 1-902-875-6187  
[www.seacoastfilmstudios.com](http://www.seacoastfilmstudios.com)

### Ocean-front business development center Plus 140 undeveloped ocean-front property

#### Remarkable ocean-front film production and community facility

30,000 sq ft studio production complex, housing, restaurant and dining rooms, audio recording studio, movie theatre, carpenter shop, paint shop, costume & crafts shops, metal and fiberglass fabrication rooms, indoor / outdoor recreation facilities — nearly a mile of undeveloped ocean-frontage, plus fields and forest .

- Five production studios include:
  - studio A, sound-proofed 12,000 sq ft clear run, 40-ft ceiling height with 1,000 watt lighting system complex at ceiling, radiant floor heating, air conditioning, 3-phase electric service on all four walls
  - studio B, sound proofed 6,000 sq ft clear run, 24-ft ceiling height with 1,000 watt lighting system complex at ceiling, radiant floor heating, air conditioning, 3-phase electric service on all four walls
  - INSET STUDIO C, 3,000 sq ft with Olympic-style heated pool, 9-ft depth, , 1,000 watt lighting system complex at ceiling, air conditioning, 3-phase electric service on all four walls
  - studio D, 10,000 sq ft with Olympic-style heated pool, 9-ft depth, , 1,000 watt lighting system complex at ceiling, air conditioning, 3-phase electric service on all four walls

⇒ **Digital Audio Recording Studio**, 3,000 sq ft, equipped with offices

- 45,000 sq ft of production support buildings including furnished dressing rooms; furnished and equipped hair and makeup rooms; furnished office suites; and meeting rooms.
- Fully equipped wood working shop
- Fully equipped metal and fiberglass fabrication facility
- Fully equipped and furnished commercial paint shop, costume shop, and crafts shop
- Well appointed accommodation suites, commercial kitchen, cafeteria, dining rooms and two equipped lounges

**PROPERTY DESCRIPTION:** This 176-acre ocean bluff has 1km of shore frontage with Shelburne Harbour on the west, Berry Bay eastward and the North Atlantic commercial sea lane to the south. The shoreline is undeveloped, though the land is tiered from sea level to 128' and has been tested throughout. The business complex is 20 fenced acres.

Weather is unusually temperate along this shoreline, as South West Nova Scotia is touched here by the flow of the Gulf Stream creating a warm weather season from May through October each year.

Total Acreage: 176

Occupied Acreage: Available buildings on 20-acre serviced site

- 23 acres serviced
- 113 acres south of Sandy Point Road (excluding fenced area)
- 40 acres north of Sandy Point Road



### Helpful information

#### eBay recommended services

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