

Business Park Price Comparables for UBP 2025

UBP Comparables

Lot #	Size	Price	Price/Acre
14 Alicia Scott	1.3	230000	176923
40 Alicia Scott	3.8	400000	105263
	Average=		141093

Other Comparables

Location	Lot #	Size	Price	Price/Acre	Water	Sewer	Frontage	Other comments
Debert Business Park	44 Venture Drive	1.3	58,500	45,000	Y	Y	0	Drive access to rear lot only. No frontage. Level, mostly cleared.
Debert Business Park	Lot VD-102 Venture Drive	1.02	49,500	48,529	Y	Y	250	Level, Mostly Cleared Corner Lot
Debert Business Park	15 Venture Drive	1.3	74,500	57,308	Y	Y	270	Level, Cleared Lot
Debert Business Park	4 Hawer Road	7.82	195,500	25,000	Y	N	1150	Corner lot. Raw, Uncleared Land
HRM- City of Lakes Park	Lot 1136 John Savage	3	848,296	282,765	Y	Y	Unknown	Ungraded
HRM- Ragged Lake Park	Lot 2 Grassy Lake Drive	6.34	1,863,201	293,880	Y	Y	Unknown	Ungraded
Dieppe Business Park	Lot 25-03 Aviation Ave	5	900,000	180,000	Y	Y	Unknown	Highway Visablility
Dieppe Business Park	Lot 24-09 Aviation Ave	8.65	1,036,184	119,790	Y	Y	Unknown	Highway Visablility
Dieppe Business Park	Lot 24-08 Aviation Ave	3.14	444,529	141,570	Y	Y	Unknown	Highway Visablility
Dieppe Business Park	Lot 24-04 Aviation Ave	2.97	420,462	141,570	Y	Y	Unknown	Highway Visablility
Dieppe Business Park	Lot 24-03 Aviation Ave	2.94	416,215	141,570	Y	Y	Unknown	Highway Visablility
Dieppe Business Park	Lot 24-01 Aviation Ave	2.91	412,795	141,854	Y	Y	Unknown	Highway Visablility
Dieppe Business Park	Lot 22-2 Aviation Ave	8	1,440,000	180,000	Y	Y	Unknown	Great Highway visablity by exit ramps. Lots of frontage on Aviation Ave and
Dieppe Business Park	Lot 10-29 Aviation Ave	3	420,000	140,000	Y	Y	Unknown	No Highway Visaiblity once development is complete.
		Average=		138,488				