



6080 Young Street, Suite 308  
Halifax, NS B3K 5L2

## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

May 2020

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**Specialists in the Halifax Commercial Real Estate Market**

**TOM GERARD, CCIM, SIOR**

902-407-2489 Office  
902-830-1318 Mobile  
tomgerard@kwcommercial.com

**BRIAN WOODS, ABR**

902-407-2492 Office  
902-830-5060 Mobile  
brianwoods@kwcommercial.com

**PHIL BOLHUIS, BCOMM**

902-407-2854 Office  
902-293-4524 Mobile  
philbolhuis@kwcommercial.com

**ALLY CONNORS, BBA**

902-407-0001 Office  
902-717-4824 Mobile  
allythibodeau@kwcommercial.com

**PAUL PETTIPAS, LLB, MiCP**

902-497-9636 Mobile  
paul.pettipas@kw.com

**JOHNNY YANG, BCOMM**

902-452-9073 Mobile  
johnnyyang@kwcommercial.com

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# LEASE LISTINGS

## OFFICE



### 643 HIGHWAY 14

WINDSOR ROAD | CHESTER | NOVA SCOTIA

Office / land for lease with 6 private offices, kitchen, storage and multiple flex areas. Gravel graded parking for 30+ cars.

Land Area | 12.12 acres  
Available Space | 7,500 sf  
Lease Rate | \$5.00 Net PSF



### 98 WILLIAMS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Ground floor office with various configurations available. Shared access loading dock and ample parking onsite.

Available Space | 11,000 sf  
Lease Rate | \$12.00 Net + \$8.00 Cam & Tax



### 134 EILEEN STUBBS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

LEED Certified Class "A" office space located within the Bluefrog Campus. Build-to suit and turn-key options. High visibility location with ample parking.

Available Space | 2,843 sf  
Lease Rate | Call for Details



### 36 BROOKSHIRE COURT

BEDFORD | NORTH END

Various office suites available with both ground floor and 2<sup>nd</sup> floor options. Professional tenant mix in well maintained building.

Available Space | 900 sf - 3,700 sf  
Lease Rate | \$12.00 - \$15.00 Net PSF



### 38 PAYZANT AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

2<sup>nd</sup> floor office space with walk up access. 3 designated parking spaces. Additional storage and parking available upon negotiation. Lease term negotiable.

Available Space | 1,180 sf  
Sublease Rate | \$1,500 Gross / Month



### 10 LOVETT LAKE COURT

DARTMOUTH | BURNSIDE BUSINESS PARK

High quality walk-up office space with 5 private offices, modern washroom and full kitchenette. Ample natural lighting and air conditioned. Includes utilities.

Available Space | 3,200 sf  
Lease Rate | \$16.00 PSF Gross



### 85 QUEEN STREET

DARTMOUTH | NOVA SCOTIA

2 storey office space with leasehold improvements in place. Wheelchair accessible ground floor. Parking for 3-4 cars onsite. Utilities not included.

Available Space | 2,800 sf  
Lease Rate | \$18.00 Semi-Gross



### 36 SOLUTIONS DRIVE

HALIFAX | CLAYTON PARK WEST

Modern office space located in a BOMA Best certified building. Ample onsite parking and electric car charging stations.

Available Space | 2,537 sf & 1,510 sf  
Lease Rate | Call for Details



### 130 EILEEN STUBBS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Class "A" office space located on the Bluefrog Campus. Suites 7 & 8 can be combined to 5,592 SF. High visibility location along highway 111.

Available Space | Various Units  
Lease Rate | Call for Details



### 211 HORSESHOE LAKE

HALIFAX | BAYERS LAKE BUSINESS PARK

Flexible suburban office space with updated lobby and common areas. Ample parking. Elevator service in building.

Available Space | 3,873 sf  
Lease Rate | \$14.00 Net



### 632 ROCKY LAKE DRIVE

BEDFORD | NOVA SCOTIA

Main level office space in high exposure location, close to Bedford Commons. Ample parking. Includes utilities / excludes office cleaning.

Available Space | 900 sf - 2,500 sf  
Lease Rate | \$11.00 Net + \$4.29 CAM & Tax



### 1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Flex office/industrial space. Various air-conditioned suite sizes available. Common loading access. Ample parking. Flexible lease terms. Utilities included.

Available Space | Various Units  
Lease Rate | \$8.00 Net + \$6.50 CAM & Tax

# LEASE LISTINGS

## OFFICE



### 5450 CORNWALLIS DRIVE

HALIFAX | CENTRAL BUSINESS DISTRICT

Clean, bright 2<sup>nd</sup> floor office with common washrooms, air conditioning, elevator and manual windows.

Available Space | Approx. 1,100 sf  
Sublease Rate | \$2,100 / Month Gross



### 120 EILEEN STUBBS AVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Class "A" office space located on the Bluefrog Campus. Build-to suit and turn-key options. High visibility location with ample parking.

Available Space | Up to 14,583 sf  
Lease Rate | Call for Details



NEW

### 148 CHAIN LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

2 Storey Class "A" office building ideal for single or dual tenant occupancy. Excellent location close to all amenities. Possible expansion opportunities.

Available Space | 6,380 sf  
Lease Rate | \$14.00 – 16.00 Net PSF

## RETAIL



NEW

### 1081 COLE HARBOUR RD

COLE HARBOUR | NOVA SCOTIA

Ground floor commercial / office space in highly visible location. Move in ready with ample parking onsite. Close to all amenities. Utilities not included.

Available Space | 1,048 sf (x2)  
Lease Rate | \$1,420 / Month + HST



NEW

### 958 COLE HARBOUR ROAD

COLE HARBOUR | NOVA SCOTIA

Move-in ready units on a ground floor commercial / office space. 10' x 12' grade loading door. Great signage opportunities and ample parking onsite.

Available Space | Various Units Available  
Lease Rate | \$15.00 Net + \$8.75 CAM & Tax



### 3569 DUTCH VILLAGE RD

HALIFAX | FAIRVIEW

2 commercial / office units on ground floor of newly constructed apartment complex. High ceilings and lots of natural light.

Available Space | 1,163 sf & 912 sf  
Lease Rate | \$20.00 Net



NEW

### 978 COLE HARBOUR ROAD

COLE HARBOUR | NOVA SCOTIA

4 commercial / office units on a ground floor building in a highly visible location. Move-in ready units in great condition.

Available Space | 770 sf – 2,224 sf  
Lease Rate | \$18.00 Net + \$10.60 CAM & Tax



### 1 KINGSWOOD DRIVE

HALIFAX | HAMMONDS PLAINS

Flexible unit sizes. Great exposure and easy access at entrance of Kingswood subdivision, Hammonds Plains.

Available Space | 1,805 sf & 1,361 sf  
Lease Rate | \$20.00 + \$8.00 CAM & Tax



### 942 COLE HARBOUR ROAD

COLE HARBOUR | NOVA SCOTIA

Ground floor retail / office space with ample on-site parking. Great exposure and signage opportunity. High traffic counts near major stores.

Available Space | 2,480 sf  
Lease Rate | \$15.00 Net + \$11.96 CAM & Tax

# LEASE LISTINGS

## RETAIL



### 400 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Plaza with attractive brick façade and large store frontages. Lots of natural light. Separate HVAC units for each space. Ample on-site parking.

Available Space | 1,200 sf

Lease Rate | \$16.00 Net + \$7.50 CAM & Tax



### 1460 SEYMOUR STREET

HALIFAX | CENTRAL BUSINESS DISTRICT

New commercial main level retail space in 33-unit residential building. Lots of natural light. Corner lot exposure in high traffic area.

Available Space | 3,120 sf

Lease Rate | Call for Details

## INDUSTRIAL



NEW

### 10 AKERLEY DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Multi-tenant office / warehouse space in high traffic location. Air conditioned units. 16' – 17.6' clear ceiling height.

Available Space | 1,283 sf

Lease Rate | \$7.50 Net + \$4.00 CAM & TAX



65,000 SF

### 89 JOSEPH ZATZMAN DR

DARTMOUTH | BURNSIDE BUSINESS PARK

Land lease in majority fenced compound within multi-tenant area. Excludes snow clearing and property tax increases.

Available Space | Up to 65,000 sf

Land Lease Rate | \$1.75 - \$2.50 PSF



### 43 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Dock loading, 14' ceilings with clear span column spacing. Open warehouse including washroom.

Available Space | 2,411 sf

Lease Rate | \$8.00 Net + \$5.30 CAM & Tax



NEW

20,000 SF

### 4 VIDITO DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Land lease in fenced and gravel graded yard. I-2 General Industrial Zone.

Available Space | 20,000 sf

Land Lease Rate | \$1.50 - \$2.00 Semi-Gross



NEW

### 45 BORDEN AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large office / warehouse with 13.5' - 16' clear ceiling height and one 12'x12' grade loading door. 2 Private offices available.

Available Space | 6,268 sf

Lease Rate | \$7.50 Net + \$3.75 CAM & Tax



NEW

### 387 BLUEWATER ROAD

BEDFORD | ATLANTIC ACRES PARK

Newly constructed multi-tenant industrial. 2,150 sf units with 17' clear ceiling height and a 12'x14' grade loading door.

Available Space | 2,150 sf

Lease Rate | \$9.00 PSF + \$4.31 CAM & Tax



### 409 BLUEWATER ROAD

BEDFORD | ATLANTIC ACRES PARK

Multi-tenant industrial building with 8' ceilings and 36" high loading dock with leveler. 1,000-1,600 sf office and 1,600 sf warehouse space available.

Available Space | 2,600 sf – 3,200 sf

Lease Rate | \$8.50 Net + \$6.00 CAM & Tax



### 89 JOSEPH ZATZMAN DR

DARTMOUTH | BURNSIDE BUSINESS PARK

Office, shop and 2<sup>nd</sup> level building with 4 grade loading and 20' clear ceilings. Up to 20 asphalt paved parking in front. Potential for secured fenced yard.

Available Space | 7,640 sf

Lease Rate | \$8,000/Month + Utilities

# SALE LISTINGS

## OFFICE

NEW

### 148 CHAIN LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

2 Storey Class "A" office building ideal for single or dual tenant occupancy. Excellent location close to all amenities. Possible expansion opportunities.

Building Size | 6,380 sf

List Price | \$1,750,000

UNDER AGREEMENT

### 6259-61 QUINPOOL ROAD

CENTRAL HALIFAX | NOVA SCOTIA

2 Storey building suitable for multi-tenant use. High traffic location close to all amenities. Parking for up to 5 at rear.

Building Size | 2,800 sf

List Price | \$645,000

### 48 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

3 Storey fully finished professional office with expansion potential. Includes 27 perimeter offices, boardroom, and kitchenette. 2.1 acre commercial zoned lot with 44 surface parking.

Building Size | 15,300 sf

List Price | \$2,549,000

## COMMERCIAL

### 643 HIGHWAY 14

WINDSOR ROAD | CHESTER | NOVA SCOTIA

Office / land for lease with 6 private offices, kitchen, storage and multiple flex areas. Gravel graded parking for 30+.

Land Area | 12.12 acres

Building Size | 7,500 sf

List Price | \$690,000

NEW

### 1175/1181 BEDFORD HWY

BEDFORD | NOVA SCOTIA

2 Commercial / retail properties for sale in high traffic location. Large deck overlooking the Bedford Basin and green area at rear. Parking along front & side.

Building Size | 4,730 sf

List Price | \$1,350,000

SOLD

### 195 WYSE ROAD

DARTMOUTH | NOVA SCOTIA

Retail / commercial property on large corner lot. Air conditioned Ample parking and easy access to Transit terminal. C2 (General Business) Zoning.

Building Size | 6,500 sf

List Price | \$1,100,000

### 103-115 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Three buildings, garage and rental house on 4 acre site. Leased to Auction Direct until Feb 2021. High traffic area. Zoned PC (Pinehill/Cobequid).

Building Size | 11,500 sf

List Price | \$3,900,000

NEW

### 2739 AGRICOLA STREET

CENTRAL HALIFAX | NOVA SCOTIA

2,600 sf commercial space over 2 levels, with 2x 1-bedroom apartment rental suites. Potential for 5 paved parking spaces. C-2 General Business Zone.

Building Size | 4,100 sf

List Price | \$749,900

# SALE LISTINGS

## MIXED-USE

SOLD

### 1 FLAMINGO DRIVE

ROCKINGHAM | HALIFAX

Mixed-Use commercial / retail with 2 residential units on the 2<sup>nd</sup> level. Asphalt parking for 14. Zoned C-2A Minor Commercial. Development potential.

Building Sizes | 5,488 sf

List Price | \$895,000

### 401 MAIN STREET

KENTVILLE | CENTRAL BUSINESS DISTRICT

1 and 2 storey multi-tenant retail / commercial complex with basement self-storage (74 lockers). Main floor has 5 commercial rental suites.

Building Size | 8,566 sf

List Price | \$369,000

### 301 COBEQUID DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Office / retail building with 3 grade loading doors and 14' clear ceiling height. Includes a fenced yard. Subject to tenancy.

Building Size | 7,500 sf

List Price | \$1,650,000

## LAND FOR DEVELOPMENT

SOLD

### 315 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Development opportunity in high traffic area of Lower Sackville. Major Commercial zoning allowing for a variety of commercial uses.

Lot Sizes | 1.76 acres

List Prices | \$625,000

### HOBSONS LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

Rough graded lot. Build to suit opportunities. Major Commercial Zoning for a variety of commercial uses.

Lot Size | up to 5 acres (will subdivide)

List Price | \$3,267,000 / \$17.00 PSF

UNDER AGREEMENT

### LOT 15 MAIN STREET

DARTMOUTH | NOVA SCOTIA

Development opportunity in high traffic area with over 50,000 traffic count daily. Flat topography. Zoned C-4 Highway Commercial.

Lot Size | 1.05 acres

List Price | \$549,900

UNDER AGREEMENT

### LOT A1-B SACKVILLE DRIVE

MIDDLE SACKVILLE | NOVA SCOTIA

Development opportunity with 417' frontage on Sackville Drive. Adjacent to Margeson Drive round-about. C2A Minor Commercial Zoning.

Lot Size | 2.24 acres

List Price | \$679,000

# SALE LISTINGS

## INDUSTRIAL



### 10 TRIDER CRESCENT

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Semi-detached single tenant building with second floor office with drive-in doors. Secured fenced in lay-down storage. 14,697 sf lot.

**Building Size | 3,528 sf**

**List Price | \$849,000**



### 1 MORRIS DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Mixed-Use building which includes an office, showroom, parts and service bays. 10 grade load doors, 14-18' clear ceiling height. High exposure location.

**Building Size | 12,813 sf**

**List Price | \$2,600,000**



**NEW**

### 1 CHANDLER ROAD

**AMHERST | NOVA SCOTIA**

Large office / warehouse with 28'-40' clear ceilings. Multiple grade loading. 26 Acre property with fenced yard area and rail spur onsite.

**Building Size | 150,000+ sf**

**List Price | \$2,495,000**



**UNDER AGREEMENT**

### 57 DUKE STREET

**BEDFORD | NOVA SCOTIA**

Industrial building with reception, open office area and 2 private offices. Warehouse with 12' ceilings, one dock loading door. IHI Zone.

**Building Size | 2,400 sf**

**List Price | \$625,000**



### 409 BLUEWATER ROAD

**BEDFORD | ATLANTIC ACRES PARK**

Multi-tenant industrial building with 8' ceilings and 36" high loading dock with leveler. 1,000-1,600 sf office and 1,600 sf warehouse space available.

**Building Size | 13,200 sf**

**List Price | \$1,175,000**



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