

FOR LEASE

1330 FALL RIVER ROAD | FALL RIVER, NS

DENTAL / MEDICAL OFFICE | 1,848 SF

kw COMMERCIAL
ADVISORSSM
A DIVISION OF KELLER WILLIAMS SELECT REALTY



LOCATION OVERVIEW

The subject property was formerly occupied by Bezanson Orthodontics Ltd. It is located in Fall River, Nova Scotia – a fast growing community with opportunity for further residential development. The property is located within walking distance of Ash-Lee Jefferson Elementary School, Georges P. Vanier Junior High, and Lockview High School, and adjacent to the Fall River Community Centre. It is a short distance from Sobeys, Shoppers Drug Mart, Tim Horton's, the NSLC, and the East Coast Credit Union. Easy access to Highway 102 and Highway 118.

PROPERTY FEATURES

- Ground level, fully accessible unit
- Reception area, private offices, kitchenette, washroom and storage
- Within walking distance to schools
- VMS (Village Main Street) Zoning
- Parking in front

SPACE AVAILABLE: 1,848 SF

LEASE RATE: \$17.60 PSF + CAM & Tax
FREE RENT SPRING PROMOTION



Paul Pettipas, LLB, MiCP
Real Estate Advisor
902.497.9636
paul.pettipas@kw.com

KELLER WILLIAMS SELECT REALTY
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1
www.kwcommercialhalifax.com



FOR LEASE

1330 FALL RIVER ROAD | FALL RIVER, NS

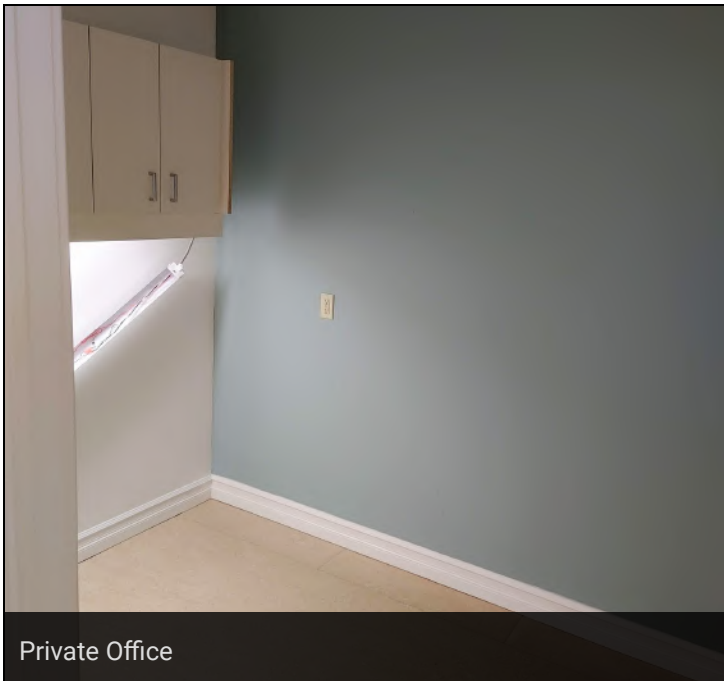
DENTAL / MEDICAL OFFICE | 1,848 SF



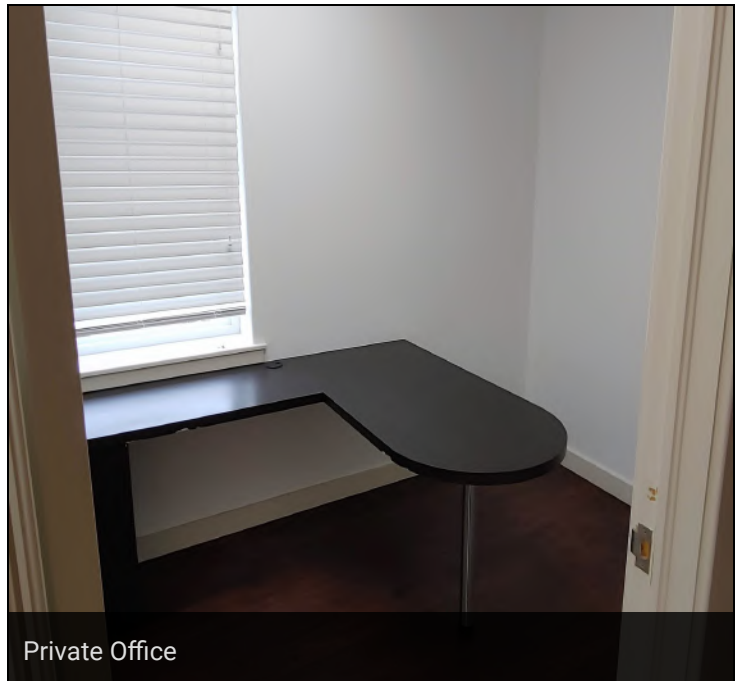
Reception



Hallway



Private Office



Private Office



FOR LEASE

1330 FALL RIVER ROAD | FALL RIVER, NS

DENTAL / MEDICAL OFFICE | 1,848 SF



Open Area



Meeting Room



Kitchenette

Paul Pettipas, LLB, MiCP
Real Estate Advisor
902.497.9636
paul.pettipas@kw.com

kw COMMERCIAL
ADVISORS®



FOR LEASE

1330 FALL RIVER ROAD | FALL RIVER, NS

DENTAL / MEDICAL OFFICE | 1,848 SF

GROUND FLOOR ACCESSIBLE



FLOOR PLAN

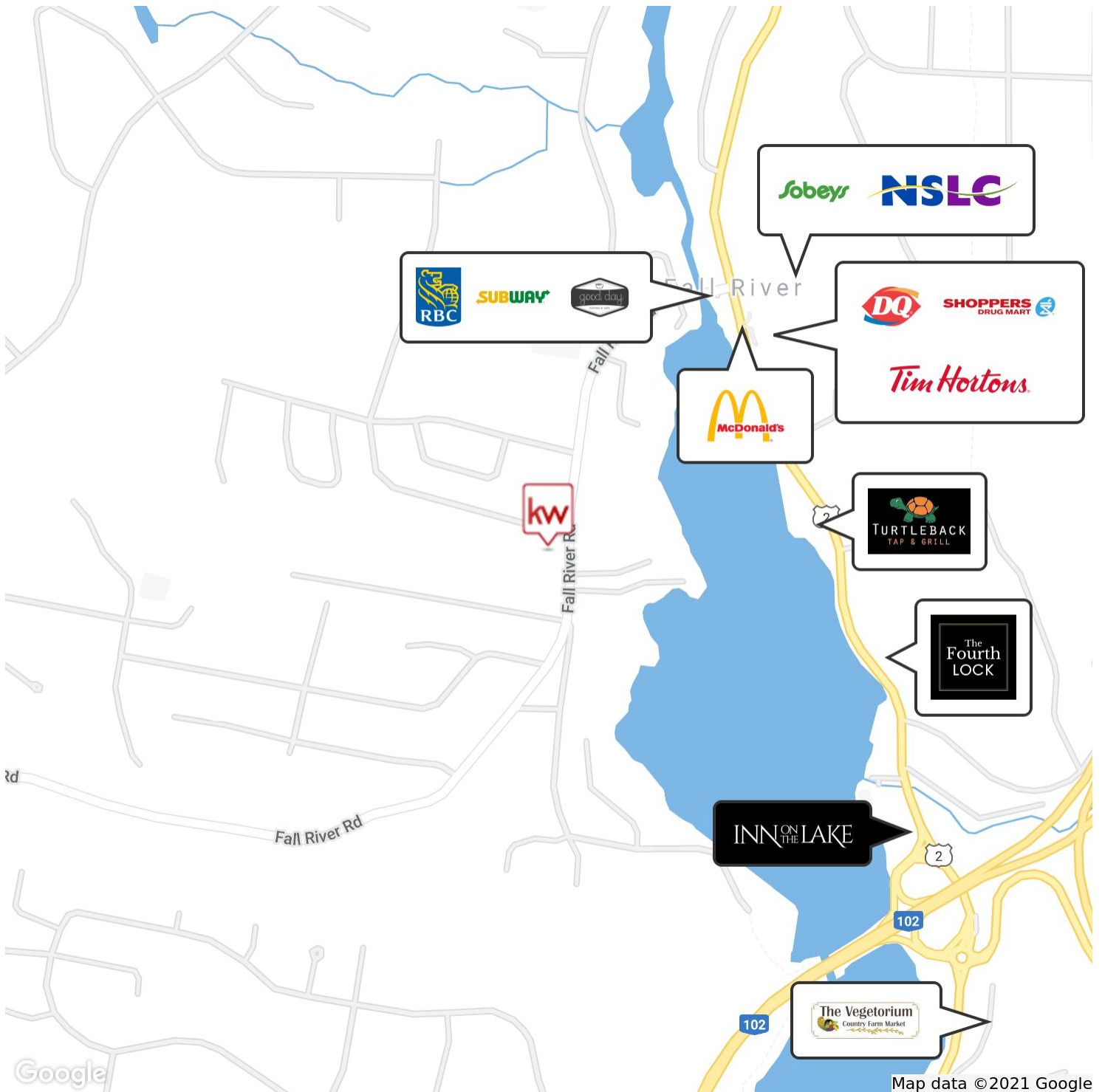
GROSS INTERNAL AREA:
TOTAL: 1,812 sqf



FOR **LEASE**

1330 FALL RIVER ROAD | FALL RIVER, NS

DENTAL / MEDICAL OFFICE | 1,848 SF



Paul Pettipas, LLB, MiCP
Real Estate Advisor
902.497.9636
paul.pettipas@kw.com

kw COMMERCIAL
ADVISORS®

