



1160 Bedford Highway, Suite 100  
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## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

July 2022

## CLICK TO VIEW

**FOR LEASE**

**OFFICE**

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**OFFICE**

**COMMERCIAL**

**MULTI-UNIT**

**INDUSTRIAL**

**LAND**

Specialists in the Halifax Office, Industrial and Investment Real Estate Market

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# LEASE LISTINGS

## OFFICE



### 612 BEDFORD HIGHWAY

**BEDFORD | LARRY UTECK AREA**

Ground floor commercial office in new construction build. Demising options available. Ample parking. Available Fall 2022.

**Available Space | Up to 2,015 sf**

**Lease Rate | \$20.00 + \$10.00 CAM & Tax**



### 10 PAYZANT AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

2nd Floor office with lots of natural light. Includes private offices, and an option of a large boardroom or open workspace. 10 paved parking stalls included.

**Available Space | 2,176 sf - 5,200 sf**

**Lease Rate | \$5.00 + \$8.00 CAM & Tax**



### 91 SACKVILLE DRIVE

**LOWER SACKVILLE | NOVA SCOTIA**

2 Storey elevated 2nd floor office. Each unit has leaseholds in place. Various suite sizes available. Ample parking.

**Available Space | 491 sf - 2,878 sf**

**Lease Rate | \$13.00 Net + \$9.00 CAM & Tax**



### 1000 WINDMILL ROAD

**DARTMOUTH | BURNSIDE BUSINESS PARK**

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

**Available Space | 500 sf**

**Lease Rate | \$8.50 Net + \$6.50 CAM & Tax**



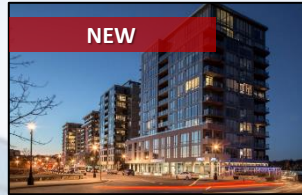
### 10 LOVETT LAKE COURT

**HALIFAX | BAYERS LAKE BUSINESS PARK**

High quality walk-up office space with 12 private offices, 2 boardrooms, washroom and full kitchenette over 2 floors. Ample natural light. Air conditioning and parking.

**Available Space | 2,873 sf - 5,746 sf**

**Lease Rate | \$18.00 Semi-Gross**



### KINGS WHARF

**DARTMOUTH | DOWNTOWN**

Ground floor retail/commercial space with floor to ceiling windows in high end condominium. Six (6) private offices, boardroom, storage, kitchenette, and reception. Access to condominium gym.

**Available Space | 1,700 sf**

**Lease Rate | \$26.00 PSF**



### 33 OCHTERLONEY STREET

**DOWNTOWN | DARTMOUTH**

High quality affordable professional office space. Elevated with underground parking, upgraded HVAC and common areas.

**Available Space | Up to 1,836 sf**

**Lease Rate | \$9.50 Net + \$8.92 CAM & Tax**



### 36 BROOKSHIRE COURT

**BEDFORD | HAMMONDS PLAINS**

Ground floor retail/office space with access directly from parking lot to premises. Can be demised.

**Available Space | 3,700 sf**

**Lease Rate | \$15.00 Net + \$8.29 CAM & Tax**



### 6056 QUINPOOL ROAD

**WEST END | HALIFAX**

Excellent street frontage along busy Quinpool Road. Ground floor unit with private offices, kitchenette, boardroom, storage and plenty of natural light.

**Available Space | 3,574 sf**

**Lease Rate | \$23.00 PSF + \$11.00 CAM & Tax**



# LEASE LISTINGS

## RETAIL



### 1359-61 BARRINGTON ST

HALIFAX | DOWNTOWN

Class "A" heritage retail/commercial space in Downtown Halifax with entrances on Barrington & Bishop. Large storefront windows and exposed beams.

Available Space | 1,332 sf

Lease Rate | \$29.00 Semi-Gross + Power



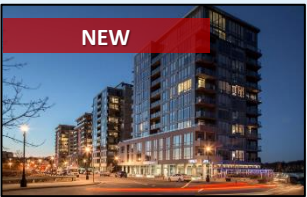
### 601 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

High exposure retail premises in the centre of Lower Sackville Business District. Excellent tenant mix and ample parking.

Available Space | 2,150 sf

Lease Rate | \$18.00 Net + \$9.69 CAM & Tax



### KINGS WHARF

DARTMOUTH | DOWNTOWN

Ground floor retail/commercial space with floor to ceiling windows in high end condominium. Six (6) private offices, boardroom, storage, kitchenette, and reception. Access to condominium gym.

Available Space | 1,700 sf

Lease Rate | \$26.00 PSF



### 91 SACKVILLE DRIVE

LOWER SACKVILLE | BUSINESS DISTRICT

Ground level office/street retail. Each unit has leaseholds in place. Various suite sizes available. Ample parking and exterior signage opportunities.

Available Space | 500 sf – 1,200 sf

Lease Rate | \$20.00 Net + \$8.00 CAM & Tax



### 36 BROOKSHIRE COURT

BEDFORD | HAMMONDS PLAINS

Ground floor retail/office space with access directly from parking lot to premises. Can be demised.

Available Space | 3,700 sf

Lease Rate | \$15.00 Net + \$8.29 CAM & Tax



### 6426 BAYERS ROAD

WEST END | HALIFAX

3,000 SF ground level retail, plus 1,500 SF office/workshop on 2<sup>nd</sup> level. COR zoning, which permits uses such as office, retail, personal service, restaurant, etc.

Available Space | 4,500 sf

Lease Rate | \$22.50 Net



### 1515 MAIN ROAD

EASTERN PASSAGE | BUSINESS DISTRICT

High exposure ground floor retail with large storefront windows. HVAC unit. Ample power for refrigeration. Former Needs Convenience. Onsite parking.

Available Space | 2,000 sf

Lease Rate | \$25.00 Semi-Gross



### 612 BEDFORD HIGHWAY

BEDFORD | LARRY UTECK AREA

Ground floor retail space with separate entrances in new newly built multi-use building. Demising options available. Ample parking. Available Fall 2022.

Available Space | Up to 2,015 sf

Lease Rate | \$20.00 + \$10.00 CAM & Tax



# LEASE LISTINGS

## INDUSTRIAL



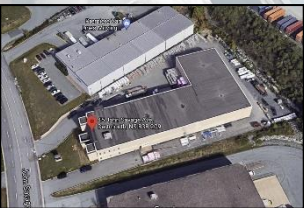
### 114 LANCASTER CRESCENT

DEBERT | NOVA SCOTIA

Industrial/warehouse with in floor heat. 24' clear ceiling height, 1 dock and 1 grade level loading door. Mezzanine with office buildout. Existing racking available for use.

Available Space | 10,000 sf

Lease Rate | \$7.00 PSF + \$1.62 CAM & Tax



### 45 JOHN SAVAGE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Over 24,000 SF warehouse with 22' clear ceiling height and 4,000 SF office over 2 levels. Energy efficient ICF construction and natural gas forced air heating.

Available Space | 28,814 sf (Aug 1, 2022)

Lease Rate | \$11.00 Net + \$5.00 CAM & Tax



### MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. Priced at \$135K / acre pad ready or \$75K / acre raw.

Lot Size | 5.63 – 16 acres

Land Lease Rate | \$0.30 PSF As-Is

\$0.50 PSF Fenced



### 100 MACGREGOR AVENUE

STELLARTON | ALBION INDUSTRIAL PARK

Industrial unit with 17.5' – 20.5' clear ceiling height and 14'x12' grade loading doors. Mezzanine office space available.

Available Space | 2,565 sf

Lease Rate | \$8.00 Semi-Gross + Utilities



### 12 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Warehouse cross-dock space with 2 grade loading and 5 dock loading doors. Office distributed throughout entrances. 6,000 SF yard area available. Power Included.

Available Space | 3,365 sf

Lease Rate | \$12.00 - \$14.00 + \$7.61 CAM & Tax



### ELMSDALE LOT 174 TJ

ELMSDALE | ELMSDALE BUSINESS PARK

New construction 12,500 SF industrial building with 24' clear ceiling height. 12' x 14' Grade loading doors in a 35' x 90' bay. Utilities extra.

Unit Size | 3,072 sf – 12,500 sf

Lease Rate | \$15.00 Net + \$4.00 CAM & Tax



# SALE LISTINGS

## OFFICE



### 48 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

3-Storey walk-up office with 4,500 sf per floor located off Chain Lake Drive. Asphalt paved parking for 40 cars with expansion potential. 2.1 acre lot. Zoned I-3 General Industrial.

Building Size | 13,588 sf

List Price | \$2,549,000



### 81 ALDERNEY DRIVE

DARTMOUTH | CENTRAL BUSINESS DISTRICT

Designated heritage commercial 3-storey building with a 1-storey addition fronting on Portland St. Two (2) long-term tenants. 1,000 SF vacant unit.

Building Size | 8,016 sf

List Price | \$1,750,000

## COMMERCIAL



### 58 MAIN STREET

HANTSPOINT | NOVA SCOTIA

7 Bedroom nursing home on 2.5 acre lot. Zoned C-2. Second Empire architectural style with Mansard roof and dormer windows. Ideal Bed & Breakfast.

Building Size | 3,313 sf

List Price | \$650,000



### 1361 BEDFORD HIGHWAY

BEDFORD | NOVA SCOTIA

2 Level wood frame office/retail building in high exposure location. 2<sup>nd</sup> Level can be converted to 2-bedroom residential. High quality finishes. 2 HVAC units. 15 Paved parking. Ideal owner-occupied business.

Building Size | 6,480 sf

List Price | \$1,295,000

## MULTI-UNIT



UNDER AGREEMENT

### 71 PRIMROSE STREET

DARTMOUTH | NOVA SCOTIA

3-Storey wood frame walk-up apartment with majority 1-bedroom units. 25,800 SF lot with 25 paved parking. Area in transition with new development. Well maintained.

Unit Mix | 23 Units

List Price | \$2,950,000



### 6458-62 LIVERPOOL ST.

BEDFORD | NOVA SCOTIA

2x 3-Unit buildings on the same PID. 6,400 SF lot. All units include in-suite laundry. Well maintained with attractive curb appeal. Paved parking for 6 cars.

Unit Mix | 2 x 3-Units

List Price | \$1,900,000



# SALE LISTINGS

## INDUSTRIAL



### 30 UPHAM DRIVE

TRURO | TRURO BUSINESS PARK

Industrial warehouse with fenced compound in M-1 (Industrial) zoning. 1 Dock and 1 grade loading doors. 14' clear ceiling height on main level, with a structural 2<sup>nd</sup> level. 1 Acre lot size.

Building Size | 6,400 sf (over 2 levels)

List Price | \$575,000



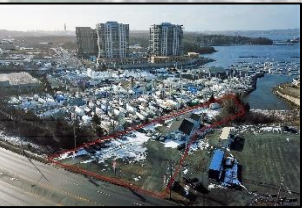
### 415 WILLOW STREET

TRURO | TRURO BUSINESS PARK

Two (2) Office / Industrial buildings with 18,797 SF main level. Recently renovated as 69-person call centre with private office area, warehouse with 12' clear ceiling height and 5 dock and 1 grade loading doors.

Building Size | 37,598 sf

List Price | \$3,750,000



### 715 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Automobile dealership with 1,270 SF of building space located on a main thoroughfare. I-2 General Industrial zone. Share purchase preferred.

Lot Size | 14,095 sf

List Price | \$1,495,000

## LAND FOR DEVELOPMENT



### LOT 15 MAIN STREET

DARTMOUTH | WESTPHAL

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

Lot Size | 1.05 acres

List Price | \$749,000 (\$16.57 PSF)



### MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. priced at \$135K / acre pad ready or \$75K / acre raw.

Lot Size | 5.63 – 22.5 acres

List Price | \$135,000 / acre



### 671 OLD SAMBRO ROAD

HARRIETSFIELD | NOVA SCOTIA

C-5 Industrial Commercial Zoned raw land over 4 lots. \$92,000/acre with a land lease option of \$0.75 PSF gravel graded.

Lot Size | 36.9 acres

List Price | \$3,395,000



# FOR SALE

## JULY SPOTLIGHT — 1361 BEDFORD HIGHWAY

### Office / Retail

2 Level wood frame office/retail building, built in 2007, in high exposure location along the Bedford Highway. Known as the Bedford Station, it was originally constructed as part of a historic rail yard themed development. Main level is mostly open concept with kitchen area and small walk-out patio. 2<sup>nd</sup> Level can be converted to 2-bedroom residential unit. High quality finishes and includes 2 HVAC units. 15 Paved parking available. Ideal owner-occupied business.

**Building Size:** 6,480 SF (over 2 levels)

**List Price:** \$1,295,000



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