

OFFICE FOR LEASE

3 Pinehill Drive

Retail / Office - For Lease

3 Pinehill Drive, Lower Sackville, NS, B4C 1N4

kw COMMERCIAL
ADVISORS®

PROPERTY SUMMARY

3 PINEHILL DRIVE



PROPERTY SUMMARY

Building Type:	Office / Commercial
Available Space:	1,500 SF
Parking:	5 paved
Parking Ratio:	3.33
Zoning:	PR - Pedestrian Retail
Lease Rate:	\$26.50 Semi-Gross + HST & Electricity
Lease Bonus:	3 Month's rent included in 5-year lease agreement

PROPERTY OVERVIEW

The subject property is its own building with 1,500 SF office space spanning over two (2) levels with 5 paved parking stalls. The premises is located just off Sackville Drive with an average daily traffic count of 16,000 vehicles per day (2022). The space was completely gutted and renovated in late 2022.

LOCATION OVERVIEW

Lower Sackville is one of HRM's fastest growing communities with a local population of over 46,568 people within a 5km radius. Sackville Drive is the major retail street serving the Lower Sackville area. Nearby major retailers include Canadian Tire, Sobeys and Atlantic Superstore.

Lower Sackville has experienced an annual population growth rate of 10% over the last 5 years. This trend is expected to continue as there are currently over 1,000 apartment units coming on stream in 2022 - 2023 in 10+ separate projects. This new housing and population stock will add to the demand for retail and business services in the Sackville Drive area making 3 Pinehill Drive a strong location for your business.

PROPERTY PHOTOS

3 PINEHILL DRIVE



PROPERTY PHOTOS

3 PINEHILL DRIVE



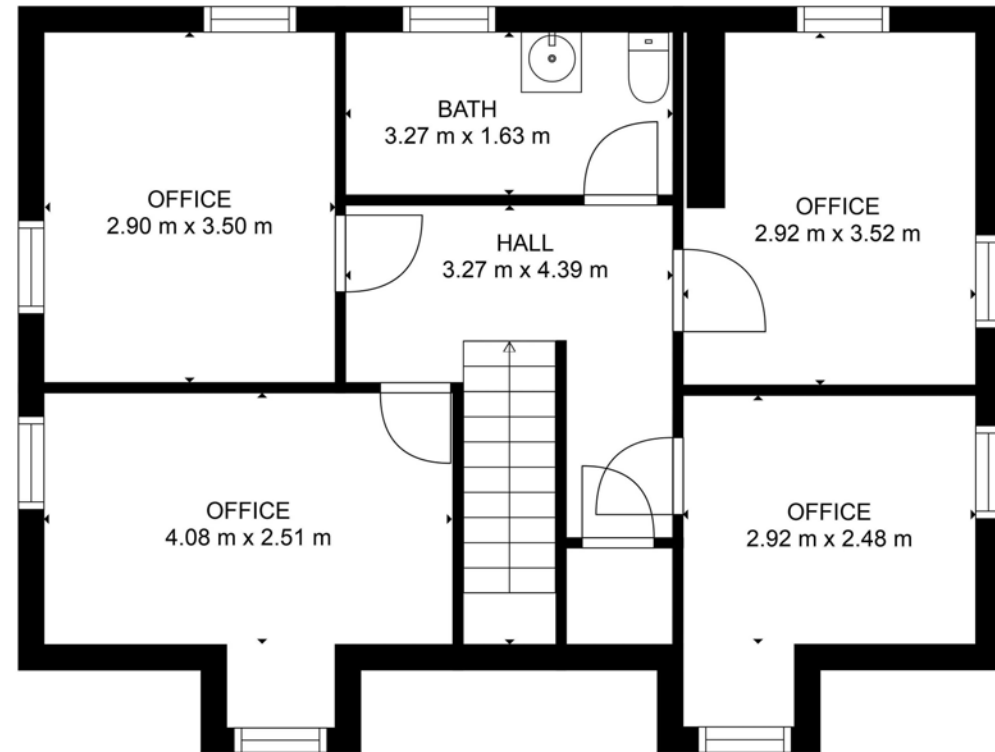
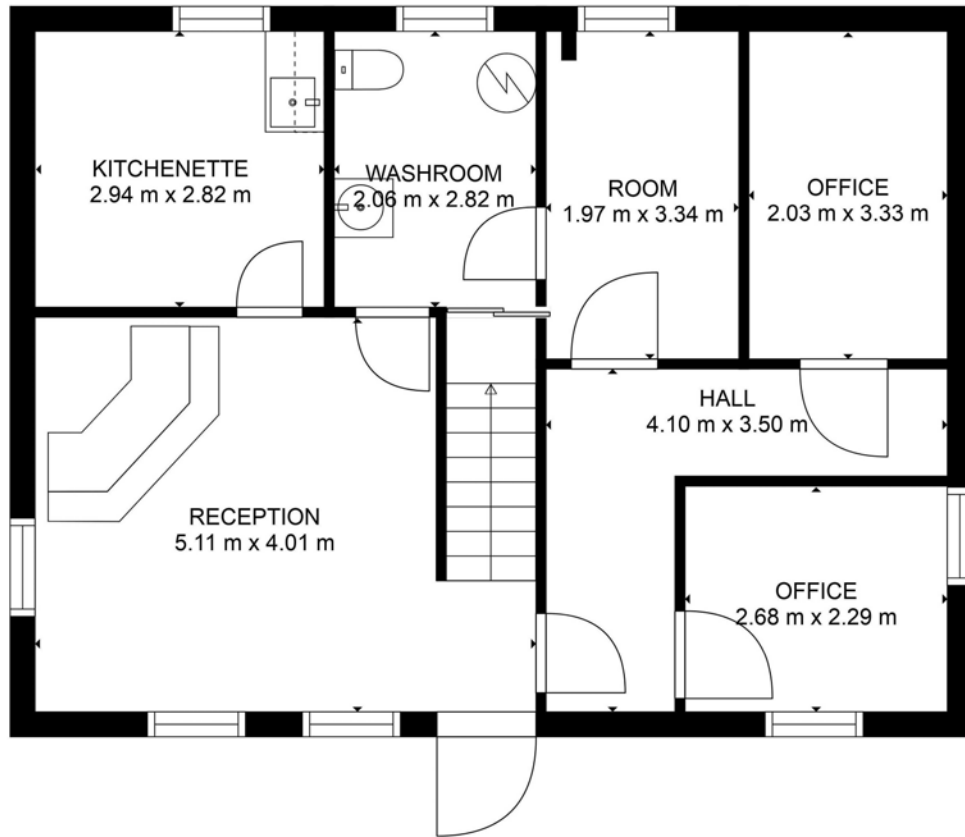
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FLOOR PLAN

3 PINEHILL DRIVE

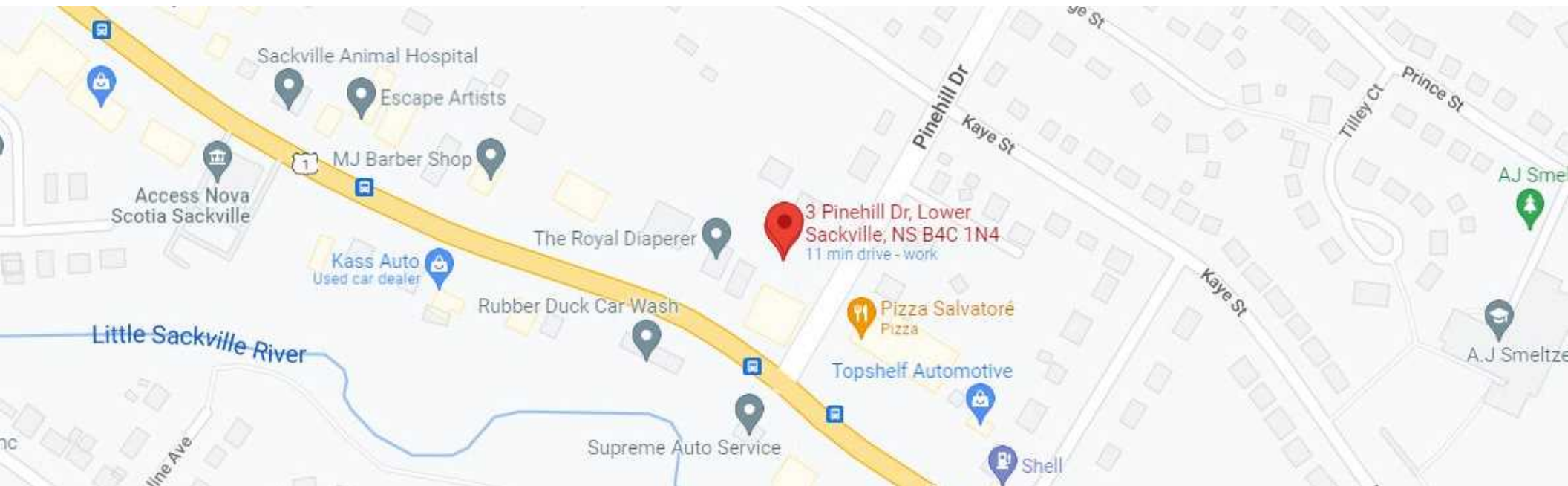


Main Level

2nd Level

LOCATION MAP

3 PINEHILL DRIVE



CONTACT INFORMATION

3 PINEHILL DRIVE



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