



1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

JANUARY 2023

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

TOM GERARD, CCIM, SIOR

902-407-2489 Office

902-830-1318 Mobile

tomgerard@kwcommercial.com

ALLY CONNORS, BBA

902-407-0001 Office

902-717-4824 Mobile

allythibodeau@kwcommercial.com

PHIL BOLHUIS, BCOMM

902-407-2854 Office

902-293-4524 Mobile

philbolhuis@kwcommercial.com

MATT OLSEN, BCD

902-407-2492

902-489-7187 Mobile

mattolsen@kwcommercial.com

PAUL PETTIPAS, LLB, MiCP

902-497-9636 Mobile

paul.pettipas@kw.com

JOHNNY YANG, BCOMM

902-452-9073 Mobile

johnnyyang@kwcommercial.com



LEASE LISTINGS

OFFICE



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



5991 SPRING GARDEN ROAD

HALIFAX | CENTRAL BUSINESS DISTRICT

2 Year sublet in professional office. Furniture can be made available. Onsite parking in high visibility location. Sublease end date: Nov 30, 2024.

Available Space | 1,319 sf

Sublease Rate | \$9.00 + \$18.83 CAM & Tax



NEW

3 PINEHILL DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Newly renovated building with office space over 2 levels. High traffic area off Sackville Drive. Includes 5 paved parking. Electricity not included.

Available Space | 1,500 sf

Lease Rate | \$26.00 Semi-Gross + HST



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



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



1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

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

Available Space | Call for Details

Lease Rate | \$8.50 Net + \$6.50 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



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



36 BROOKSHIRE COURT

BEDFORD | HAMMONDS PLAINS

Ground floor retail/office space with access directly from parking lot to premises. Can be demised. Central location with easy access to Hwy 102.

Available Space | 3,700 sf

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



19 ALMA CRESCENT

FAIRVIEW | HALIFAX

Suites 202 and 203 available in a 2nd floor walk-up office with accessible option. Common washrooms. Onsite amenities. High traffic location on public transit route.

Available Space | 1,005 sf & 1,098 sf

Lease Rate | \$1,500/Month + Power



91 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

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

Available Space | 1,200 sf – 2,878 sf

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



33 OCHTERLONEY STREET

DOWNTOWN | DARTMOUTH

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

Available Space | Up to 3,700 sf

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

LEASE LISTINGS

OFFICE



89 JOSEPH ZATZMAN DR

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial office with 3 private offices, reception, boardroom and 4 paved parking. Lay down land must be leased to obtain office. Zoned I-2 Industrial. (See Industrial)

Available Space | 1,258 sf

Lease Rate | \$12.00 Net + \$8.85 CAM & Tax



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. Zoned I-3 General Industrial. Includes utilities.

Available Space | Up to 13,588 sf

Lease Rate | \$16.00 + \$12.00 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

RETAIL



19 ALMA CRESCENT

FAIRVIEW | HALIFAX

Suites 202 and 203 available in a 2nd floor walk-up space with accessible option. Common washrooms. Onsite amenities. High traffic location on public transit route.

Available Space | 1,005 sf & 1,098 sf

Lease Rate | \$1,500/Month + 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 | 1,016 sf & 2,241 sf

Lease Rate | \$20.00 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 + CAM & Tax



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



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



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

LEASE LISTINGS

INDUSTRIAL



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 | \$16.00 Net + \$5.00 CAM & Tax



MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. Lease term of 1-10 years. Utilities paid directly by the tenant (if applicable).

Lot Size | 5.63 acres – 13.63 acres

Land Lease Rate | \$0.30 PSF As-Is

\$0.50 PSF Fenced



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 2nd level. 1 Acre lot size.

Available Space | 3,200 sf - 6,400 sf

Lease Rate | \$10.00 Net + \$3.00 CAM & Tax



65 JOHN SAVAGE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial office/warehouse with large showroom, reception area, and 2nd level boardroom, and private offices. 2 Dock level and 1 grade level door access. Sublease End Date: March 30, 2027.

Available Space | 12,374 sf – 13,932 sf

Sublease Rate | \$12.00 PSF + \$5.27 CAM & Tax



114 LANCASTER CRESCENT

DEBERT | NOVA SCOTIA

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

Available Space | Up to 25,000 sf

Lease Rate | \$11.00 PSF + \$3.00 CAM & Tax



89 JOSEPH ZATZMAN DR

DARTMOUTH | BURNSIDE BUSINESS PARK

Secure sliding gated land for lease with access from Joseph Zatzman onto yard area that is a majority fenced multi-tenant compound. Zoned I-2 Industrial.

Lot Size | Up to 55,000 sf

Lease Rate | \$2.00 - \$2.50 Semi Gross

SALE LISTINGS

OFFICE

UNDER AGREEMENT

779 SACKVILLE DRIVE

LOWER SACKVILLE | BUSINESS DISTRICT

Net leased single-tenant retail bank branch purpose-built for BMO in 1974. Zoned Large Scale Commercial. Leased long term to BMO with renewal options

Building Size | 5,396 sf

List Price | \$1,595,000

UNDER AGREEMENT

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 | 6,163 sf

List Price | \$1,750,000

MIXED-USE

UNDER AGREEMENT

2448 HIGHWAY 2

WAVERLEY | NOVA SCOTIA

Mixed-Use residential and garage/workshop with parking for 10-12 vehicles. Heat pumps in both residential unit and 2nd level of garage. C-2 Community Commercial zoning.

Building Size | 3,624 sf

List Price | \$649,900

5445-47 ST. MARG. BAY RD

UPPER TANTALLON | NOVA SCOTIA

Two x 2 storey office/commercial buildings leased to 4 separate tenancies. Rear building is purpose-built day care centre, leased long term. 1.65 Acre lot.

Building Size | 5,115 sf & 6,885 sf

List Price | \$2,695,000

1515 MAIN ROAD

EASTERN PASSAGE | BUSINESS DISTRICT

Rare investment opportunity to own a 3 storey mixed-use commercial/multi-family property with 9 large apartment units and 4,280 SF of commercial. Private wharf access.

Building Size | 12,600 sf

List Price | \$5,500,000

INDUSTRIAL

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

35 GASPER CROSS ROAD

SALMON RIVER | TRURO

Industrial building with additional 1,490 SF mezzanine on 2.75 acres of land. 15' Clear height and 3 large grade level loading doors. Gravel graded parking. Zoned C-1.

Building Size | 6,718 sf + mezzanine

List Price | \$590,000

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 2nd level. 1 Acre lot size.

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

List Price | \$575,000

LAND FOR DEVELOPMENT



NEW

82 JULIUS BOULEVARD

HALIFAX | BAYERS LAKE BUSINESS PARK

I-3 General Industrial zoned lot, majority pad ready. Generally flat topography with municipal water and sewer. Public transportation available and many amenities nearby.

Lot Size | 2.5 acres

List Price | \$2,590,000



881-883 PROSPECT ROAD

GOODWOOD | NOVA SCOTIA

Two commercial flex / residential rental lots only 5 kms from Bayers Lake Business Park. Interior renovated in 2019. C-2 General Business Zone makes it suitable for a variety of uses.

Lot Size | 1.29 acres (over 2 lots)

List Price | \$1,280,000



HIGHWAY 14, WINDSOR RD

CHESTER | NOVA SCOTIA

Vacant land lots with GB General Business zoning allows for a variety of development uses, including residential. Minutes from Chester and easy access to Highway 103.

Lot Size | Over 100 acres

List Price | \$1,150,000



UNDER AGREEMENT

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)



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



UNDER AGREEMENT

97-2H ARROWHEAD DRIVE

ENFIELD | NOVA SCOTIA

Prime development land with 1,300 SF of lake frontage on Grand Lake. Well treed with ideal soil conditions for onsite sewage systems. R-1 Residential zoning.

Lot Size | 90 Acres

List Price | \$5,475,000



294 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

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 | 15,786 SF

List Price | \$1,950,000



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 – 13.63 acres

List Price | \$500,000 | \$1,600,000

FOR SALE

JANUARY SPOTLIGHT – 35 GASPER CROSS ROAD

Industrial Warehouse

Industrial building with additional 1,490 SF of mezzanine/office space on a 2.75 acres site. 15' Clear ceiling height and 3 large grade level loading doors. Gravel graded parking.

Located in Salmon River, Truro, an excellent hub for businesses servicing the entire province, with convenient access to Highway #102 and the Trans-Canada Highway. C-1 Commercial zoning.

Building Size: 6,718 SF + Mezzanine

Lot Size: 2.75 Acres (over 3 PIDs)

List Price: \$590,000



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