

**LOT 15 MAIN STREET**  
**WESTPHAL | DARTMOUTH**  
 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**



**48 LOVETT LAKE COURT**  
**HALIFAX | BAYERS LAKE BUSINESS PARK**  
 3 Storey professional. Fully finished with over 27 private offices, bathroom, boardroom, kitchenette and washrooms. Two ground floor entrances, recently renovated. 44 Surface parking available.  
**Building Size | up to 13,599 sf**  
**List Price | \$2,595,000**



**82 JULIUS BOULEVARD**  
**HALIFAX | BAYERS LAKE BUSINESS PARK**  
 Majority ready, development land. Municipal services such as hydro, telephone, police & fire, water & sewer. Public transportation and many amenities nearby.  
**Lot Size | 2.5 Acres**  
**List Price | \$2,590,000**



**97-2 FH ARROWHEAD DR.**  
**ENFIELD | NOVA SCOTIA**  
 Development land over 4 PIDs with 1,300 feet of water frontage on Grand Lake. Well treed with favourable soil conditions for onsite sewage. R-1 Established Residential Neighbourhood zone.  
**Lot Size | 90 acres**  
**List Price | \$4,950,000**



**9 DENTITH ROAD**  
**HALIFAX | SPRYFIELD**  
 Triple net leased single tenant investment opportunity. 2 Level retail / optometrist clinic purpose-built in 2010. Excellent condition. 11,649 SF corner lot with 16 paved parking. Strong covenant lease recently renewed.  
**Building Size | 5,254 sf**  
**List Price | \$1,395,000**



**114 LANCASTER CRES.**  
**DEBERT INDUSTRIAL PARK | NOVA SCOTIA**  
 Two industrial buildings located on 4.47 acres of industrial zoned land. Both buildings feature 22' clear ceilings, 50' x 50' column spacing, dock and grade loading, and indoor crane.  
**Building Size | 10,000 sf + 50,000 sf**  
**List Price | \$5,995,000**



**28 VIRIDAN DRIVE**  
**DARTMOUTH | NORTH**  
 Located nearby Mic Mac Mall, this multi-family development site can accommodate a 4 storey building containing a minimum of 45 units.  
**Lot Size | 1.54 acres**  
**List Price | Off Market Deal**



**277 LOWER TRURO ROAD**  
**TRURO | NOVA SCOTIA**  
 Wood frame construction with 16'-20' clear ceiling height and 2 grade level loading doors. Includes 5 hoists, tire machines, compressor and warehouse racking. Lot size 31,850 SF.  
**Building Size | 3,740 sf**  
**List Price | \$449,000**

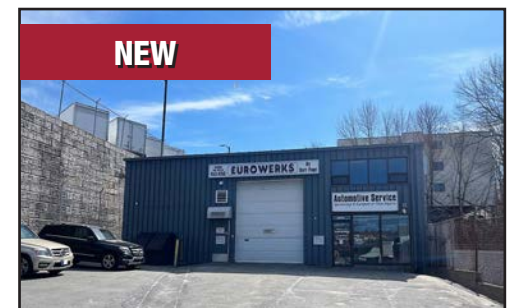


**415 WILLOW STREET**  
**TRURO | TRURO BUSINESS PARK**  
 Two (2) industrial buildings with 12' clear ceiling height, 5 dock and 1 grade loading doors. 4.4 acre site zoned M-1 Industrial.  
**Building Size | 58,435 sf**  
**List Price | \$3,750,000**

## FEATURED LISTINGS



**80 RADDALL AVENUE**  
**DARTMOUTH | BURNSIDE BUSINESS PARK**  
 Multi-tenant concrete tilt-up split into 5 units. 8,000 SF (2 bays) with long term leases in place. Remaining 12,000 SF (3 bays) is an ideal owner/occupied space or can be rented out. 18' Clear ceiling height. 1.36 Acre lot.  
**Building Size | 20,000 sf**  
**List Price | \$4,295,000**



**3470 INTERCOLONIAL ST.**  
**HALIFAX | KEMPT ROAD AREA**  
 Industrial warehouse with 4,190 SF main level + 1,640 SF 2nd level. Current auto service. Includes 2 washrooms, exhaust fume make-up air system, oil fired in-floor heat, and 3 mini-split heat pumps. 9,973 SF Paved lot zoned commercial.  
**Building Size | 5,830 sf**  
**List Price | \$2,299,000**



**78 PINECREST DRIVE**  
**DARTMOUTH | NORTH**  
 This multi-family development site is flat, graded and substantially paved, offering excellent ingress and egress. Current zoning permits as of right development of a 7 storey building with a gross buildable area of 55,000 SF / 55 units.  
**Lot Size | 13,871 sf**  
**List Price | \$1,375,000**



### WELCOME TO THE TEAM AYOB ASSALI

We are pleased to welcome Ayob Assali to KW Commercial's client advisory services team as an office and retail leasing specialist. Ayob previously acquired client and customer relationship experience from having worked in various sales and marketing roles in the HVAC and renewable energy industries.

After completing KW Commercial's intensive sales and leasing training program including one year in our market research department, Ayob is now looking forward to putting his high energy and enthusiasm to work for office and retail landlords and commercial tenants in the local Halifax marketplace.

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### 612 BEDFORD HIGHWAY

**BEDFORD | LARRY UTECK**  
Ground floor commercial in new apartment building. High visibility near Larry Uteck. Ready for tenant finishes. Parking onsite.

**Available Space | 2,000 sf**  
**Lease Rate | \$20.00 Net**

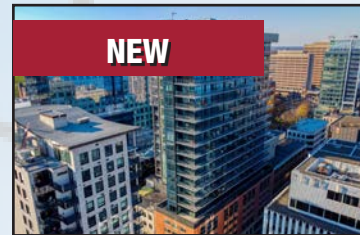


**NEW**

### 9 MACLAUGHLIN ROAD

**WESTPHAL | DARTMOUTH**  
Treed development lot, slopping to Main Street. Daily traffic count of over 35,000 with easy access to Highways 107 & 118. C-4 Highway Commercial zone.

**Lot Size | 27,218 sf**  
**List Price | \$475,000**



**NEW**

### 1660 GRANVILLE STREET

**HALIFAX | DOWNTOWN**  
Ground floor commercial space located in The Roy building. Open concept layout with high ceilings and oversized windows. First generation space to be stylized to your preference.

**Available Space | 2,500 sf**  
**Lease Rate | \$29.00 Net**



**UNDER CONSTRUCTION**

### ELMSDALE LOT 174 T J

**ELMSDALE BUSINESS PARK | NOVA SCOTIA**  
Concrete tilt-up flex commercial / industrial to be complete Jan 2023. 24' Clear height. 12' x 14' Grade level loading doors. Natural Gas heating / cooling.

**Unit Size | 3,072 sf - 12,500 sf**  
**Lease Rate | \$16.00 Net**



**NEW**

### 533 SACKVILLE DRIVE

**LOWER SACKVILLE | BUSINESS DISTRICT**  
High profile ground floor commercial space available immediately in the newly constructed Liam Apartment building. Ample natural light with windows on 3 sides, 8 parking, exterior signage.

**Available Space | 2,050 sf**  
**Lease Rate | \$20.00 Net**



**LEASED**

### 36 BROOKSHIRE COURT

**BEDFORD | HAMMONDS PLAINS**  
Professional Class "B" offices. Ample free parking. Central location with quick access to Hwy 102 and Hammonds Plains Road. Newly renovated. Existing leaseholds in place.

**Available Space | 3,700 sf**  
**Lease Rate | \$15.00 Net**



### 601 SACKVILLE DRIVE

**LOWER SACKVILLE | BUSINESS DISTRICT**  
Kingsway Court Retail Plaza. High exposure "service retail". Exterior signage. Strong tenant mix, plus shadow anchored by retail plazas on either side. Ample Parking.

**Available Space | 1,016 sf & 2,241 sf**  
**Lease Rate | \$20.00 Net**



**REDUCED**

### 294 WINDMILL ROAD

**DARTMOUTH | BURNSIDE BUSINESS PARK**  
Multi-family development site. Architecture has estimated the site can accommodate a 7 storey building containing 81 units with a Gross Buildable area of 58,674 SF. Corner lot with high visibility.

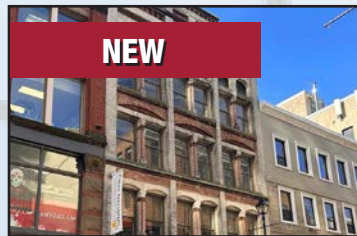
**Building Size | 15,786 sf**  
**List Price | \$1,850,000**



### 114 LANCASTER DRIVE

**DEBERT INDUSTRIAL PARK | NOVA SCOTIA**  
Up 50,000 SF of warehouse space with dock and grade loading, 22' clear ceilings, 7.5 Ton Crane, 50' x 50' column spacing and 600 Volt 600 Amp 3 Phase power.

**Available Space | 50,000 sf**  
**Lease Rate | \$11.00 Net**



**NEW**

### 1672 BARRINGTON STREET

**HALIFAX | DOWNTOWN**  
Located on the top floor of The Marble with views of downtown Halifax. Two entrances, which can be subdivided. Two open work areas, conference room, kitchenette and private office.

**Available Space | 1,500 sf**  
**Lease Rate | \$15.00 Net**



**NEW**

### 1877 HOLLIS STREET

**HALIFAX | DOWNTOWN**  
Office in brick and beam heritage building with loft style open opportunities. Two storey suite with two open work areas and offices along 4th floor perimeter.

**Available Space | 6,700 sf**  
**Lease Rate | \$25.00 Net**



**NEW**

### 271 PICTOU ROAD

**TRURO | NOVA SCOTIA**  
Single tenant retail / commercial building reconstructed in 2019 with high-end finishes. Gravel graded parking for 10 cars. C-1 General Commercial zone just minutes from Downtown Truro.

**Building Size | 2,200 sf**  
**List Price | \$495,000**



**NEW**

### 12 FIELDING AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**  
Two (2) non contiguous warehouse spaces with 12' clear ceilings, 5 grade loading & 1 dock loading door, and front office area with 2 private offices, lobby with reception area. Quick access to Wright Avenue and Akerley Boulevard.

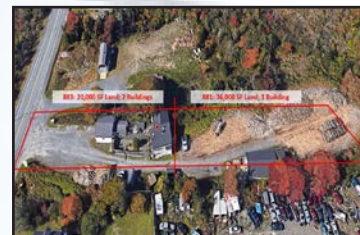
**Available Space | 3,547 sf**  
**Lease Rate | \$14.00 Net**



### 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**



### 881-883 PROSPECT ROAD

**GOODWOOD | HALIFAX**  
20,000 SF of land just 5km from Bayers Lake Business Park. Mixed-use house/garage and 12' loop auto storage. Interior home renovated in 2019, including heat pump.

**Lot Size | 1.29 acres (over 2 lots)**  
**List Price | \$1,280,000**



### 91 SACKVILLE DRIVE

**LOWER SACKVILLE | NOVA SCOTIA**  
2 Story professional centre. Attractive lobby with elevator. Ground floor unit with direct access to parking lot. Exterior signage options. Ample parking.

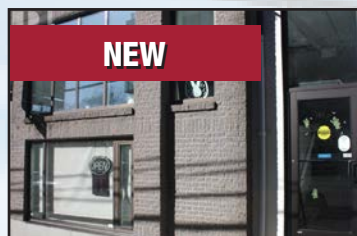
**Available Space | 1,200 sf**  
**Lease Rate | Call for Details**



### KINGS WHARF

**DARTMOUTH | DOWNTOWN**  
Ground floor retail / commercial space with floor to ceiling windows in luxury condominium. Six (6) private offices, boardroom, storage, kitchenette, and reception. Access to condominium gym.

**Available Space | 1,700 sf**  
**Lease Rate | \$26.00 Net**



**NEW**

### 1452-1454 DRESDEN ROW

**HALIFAX | SPRING GARDEN**  
Current home of Rabbit Hole Cafe. Business relocating. 2 level fully renovated commercial condo located in the Greystones. 2 separate PID's combined into 1 unit. Street access and interior access to garage.

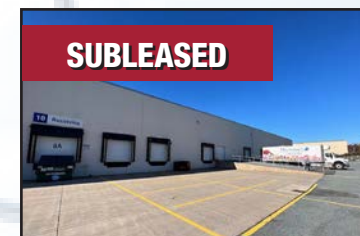
**Condo Size | 1,738 sf**  
**List Price | \$849,900**



### 671 OLD SAMBRO ROAD

**HARRIETSFIELD | HALIFAX**  
Industrial land available for sale or lease (\$0.75 PSF gravel graded). Includes 4 PIDs ideally to be sold as 1 ranging in sizes from 0.5 acres to 30 acres. C-5 (Industrial Commercial) zone.

**Lot Size | 36.9 acres**  
**List Price | \$3,395,000**



**SUBLEASED**

### 65 JOHN SAVAGE AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**  
Industrial office / warehouse with showroom, 5 private offices, large workspace and boardroom. 2 Dock level doors and grade level door access. Sublease available until March 30, 2027.

**Available Space | 12,374 sf - 13,932 sf**  
**Sublease Rate | \$12.00 Net**



### MILFORD LANDS

**MILFORD INDUSTRIAL PARK | NOVA SCOTIA**  
2 Large undeveloped lots ranging in size from 5.63 acres to 8 acre parcels. Generally flat topography. Also available for lease. IC Industrial Commercial Zone.

**Lot Size | 2-13.63 acres**  
**List Price | Call For Details**



**NEW**

### 1566 BARRINGTON STREET

**HALIFAX | DOWNTOWN**  
Office spanning over 2 floors. Features hardwood floors, exposed wooden beams and ample natural light. Includes open work space, potential offices and washroom.

**Available Space | 6,000 sf**  
**Lease Rate | \$15.00 Net**



### 33 OCHTERLONEY STREET

**DARTMOUTH | DOWNTOWN**  
High quality affordable professional office space. Elevator with upgraded common area and brand new HVAC system. Various divisible options available. Best value in Downtown Dartmouth.

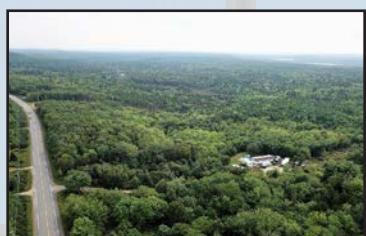
**Available Space | Up to 3,700 sf**  
**Lease Rate | \$10.00 Net**



### 385 BLUEWATER ROAD

**BEDFORD | ATLANTIC ACRES BUSINESS PARK**  
Multi-tenant flex industrial space with 16.5' - 17.5' ceiling height. Two drive-thru grade level loading doors and suspended Natural Gas Fired heating. ILLI Light Industrial zone.

**Available Space | 4,438 sf**  
**Lease Rate | \$15.50 Net**



### 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**



### 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. Can be demised. Private access to underground parking.

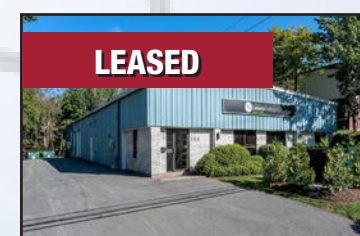
**Available Space | 1,708 sf**  
**Lease Rate | \$23.00 Net**



### 89 JOSEPH ZATZMAN DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**  
Ground floor office space with 3 private offices, reception area, boardroom, washroom and separate entrance. Easy access to both Akerley Boulevard and Wright Avenue

**Available Space | 1,258 sf**  
**Lease Rate | \$12.00 Net**



**LEASED**

### 100 BLUEWATER ROAD

**BEDFORD | ATLANTIC ACRES BUSINESS PARK**  
Single tenant office / warehouse expanded in 2018. 12' Clear ceiling height with 1 x 10' grade level door and heat pumps. Parking along side and rear. Also available for lease

**Building Size | 6,000 sf**  
**List Price | \$1,995,000**