



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

## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

OCTOBER 2023

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# LEASE LISTINGS

## OFFICE



### 1877 HOLLIS STREET

HALIFAX | DOWNTOWN CBD

Two storey loft-style open concept suite with offices along the perimeter of the 4<sup>th</sup> floor. Includes 2 open work areas, conference room, common area and historic preserved brick wall.

Available Space | 6,700 sf

Lease Rate | \$25.00 PSF + \$11.18 CAM & Tax



### 3 PINEHILL DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Newly renovated office space over 2 levels. High traffic area off Sackville Drive with 5 paved parking. Electricity not included. 3 Month's free rent included in 5-year lease.

Available Space | 1,500 sf

Lease Rate | \$26.50 Semi-Gross + HST



### 612 BEDFORD HIGHWAY

BEDFORD | LARRY UTECK AREA

Ground floor commercial space in new construction build. Excellent exposure along the Bedford Highway. 4-5 parking spaces.

Available Space | 2,000 sf

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



### 958 COLE HARBOUR ROAD

DARTMOUTH | COLE HARBOUR ROAD

Street frontage along busy Cole Harbour Road. Center unit. Ample onsite parking available. Utilities extra.

Available Space | 1,550 sf

Lease Rate | \$15.00 Net + \$9.00 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. Ample natural light. Air conditioning and parking available.

Available Space | 3,200 sf

Lease Rate | Call for Details



### 1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Flex office space with various suite sizes including air-conditioning available. Ample parking. Flexible lease terms. Utilities included. Available January 2024.

Available Space | Up to 17,885 sf

Lease Rate | \$10.00 Net + \$6.50 CAM & Tax



### 33 OCHTERLONEY STREET

DARTMOUTH | DOWNTOWN CBD

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

Available Space | Various Suite Sizes

Lease Rate | \$10.00 Net + \$9.41 CAM & Tax



### 226 BROAD STREET

BEDFORD | WEST BEDFORD

Office/Retail space in the rapidly growing Bedford West community. Sleek design elements and high-end finishes with unit sizes from 186 SF – 3,123 SF. Built in 2023.

Available Space | Various Suite Sizes

Lease Rate | Call for Details



### 6056 QUINPOOL ROAD

HALIFAX PENINSULA | WEST END

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



### 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



### 1592 BARRINGTON STREET

HALIFAX | DOWNTOWN CBD

Recently constructed high-end modern office with private rooftop for all tenants. Features floor-to-ceiling windows, open work space, kitchenette and private patio.

Available Space | 1,650 sf

Lease Rate | \$20.00 PSF + \$13.00 CAM & Tax



### 1672 BARRINGTON STREET

HALIFAX | DOWNTOWN CBD

Located on the top floor of The Marble with great views downtown. Two open work areas, conference room, kitchenette, private office and hidden fire-proof safe.

Available Space | 1,500 sf

Lease Rate | \$15.00 PSF + \$11.31 CAM & Tax



# LEASE LISTINGS

## OFFICE



### 1592 BARRINGTON STREET

HALIFAX | DOWNTOWN CBD

Ground floor retail with built-out rooms, reception area, open work area, kitchenette and access to rooftop patio. Basement space additional.

Available Space | 1,520 sf

Lease Rate | \$29.00 PSF + \$15.00 CAM & Tax



### 19 ALMA CRESCENT

HALIFAX | FAIRVIEW

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

Available Space | 1,098 sf

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



### 91 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

2 Storey professional centre with attractive lobby and elevator. Ground floor unit with direct access to parking lot. Exterior signage options. Ample parking.

Available Space | 1,200 sf

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



### 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. 15,000+ cars average daily traffic.

Available Space | 1,016 sf & 2,241 sf

Lease Rate | \$20.00 Net + \$9.69 CAM & Tax



### 1566 BARRINGTON STREET

HALIFAX | DOWNTOWN CBD

Located in the Brander Morris Building, this space occupies the top 2 floors. Exposed wooden beams, open work area, private offices, storage and plenty of natural light.

Available Space | 6,000 sf

Lease Rate | \$15.00 PSF + \$11.35 CAM & Tax



# LEASE LISTINGS

## RETAIL



### 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**



### 3 PINEHILL DRIVE

**LOWER SACKVILLE | NOVA SCOTIA**

Newly renovated 2 level commercial space. High traffic area off Sackville Drive with 5 paved parking. Electricity not included. 3 Month's rent included in 5-year lease.

**Available Space | 1,500 sf**

**Lease Rate | \$26.50 Semi-Gross + HST**



### 226 BROAD STREET

**BEDFORD | WEST BEDFORD**

Office/Retail space in the rapidly growing Bedford West community. Sleek design elements and high-end finishes with unit sizes from 186 SF – 3,123 SF. Built in 2023.

**Available Space | Various Suite Sizes**

**Lease Rate | Call for Details**



### 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. 15,000+ cars average daily traffic.

**Available Space | 1,016 sf & 2,241 sf**

**Lease Rate | \$20.00 Net + \$9.69 CAM & Tax**



### 19 ALMA CRESCENT

**HALIFAX | FAIRVIEW**

Suites 202 and 203 available in a 2<sup>nd</sup> 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**



### 1566 BARRINGTON STREET

**HALIFAX | DOWNTOWN CBD**

Located in the Brander Morris Building, this space occupies the top 2 floors. Exposed wooden beams, open work area, private offices, storage and plenty of natural light.

**Available Space | 6,000 sf**

**Lease Rate | \$15.00 PSF + \$11.35 CAM & Tax**



### 533 SACKVILLE DRIVE

**LOWER SACKVILLE | BUSINESS DISTRICT**

High profile commercial space 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 PSF + \$10.00 CAM & Tax**



### 91 SACKVILLE DRIVE

**LOWER SACKVILLE | NOVA SCOTIA**

2 Storey professional centre with attractive lobby and elevator. Ground floor unit with direct access to parking lot. Exterior signage options. Ample parking.

**Available Space | 1,200 sf**

**Lease Rate | \$20.00 PSF + \$8.00 CAM & Tax**



# LEASE LISTINGS

## INDUSTRIAL



### 34 ISNOR DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Single tenant clear span building with 24.5' clear height. 2 Dock loading and 14' x 12' grade level loading. 28,000 SF secure fenced compound with ample parking. BGI zoning.

**Available Space | 11,520 sf**

**Lease Rate | \$14.00 Net + \$6.08 CAM & Tax**



**NEW**

### 30 OLAND COURT

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Two level industrial office/warehouse space. 12' Ceilings and 1 grade level loading door. Air conditioned rooftop HVAC system.

**Available Space | 4,689 sf**

**Lease Rate | \$12.50 Net + \$5.86 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**



### 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 | 50,000 sf**

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



### 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)**

**Lease Rate | \$7,500 / Month Net**



### 385 BLUEWATER ROAD

**BEDFORD | ATLANTIC ACRES BUSINESS PARK**

Multi-tenant flex industrial space with 16.5' clear ceiling height. Drive through and grade loading options. Unit 2 available. ILI (Light Industrial) zone.

**Available Space | 2,215 sf**

**Lease Rate | \$15.50 Net**



### 12 FIELDING AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Single warehouse cross-dock space with 12' clear ceilings, 5 grade loading & 1 dock loading door. Includes 6,000 SF of yard space.

**Available Space | 1,372 sf**

**Lease Rate | \$14.00 Net**



**UNDER AGREEMENT**

### 48 RAGUS ROAD

**DARTMOUTH | WOODSIDE INDUSTRIAL PARK**

Light industrial warehouse, office, storage buildings on 2.64 acre lot. 12' Clear ceiling height, 3 grade loading doors and 1 dock loading with ramp. Gravel graded parking.

**Available Space | 5,590 sf**

**Lease Rate | \$16,667 Net / Month**



### 181 JOSEPH ZATZMAN DR

**DARTMOUTH | BURNSIDE BUSINESS PARK**

24' Clear height industrial warehouse with 36' x 36' column spacing. 12 dock (10 levelers) and 4 grade loading doors. 3 Private offices, lunchroom and washroom.

**Available Space | 34,242 sf**

**Lease Rate | \$15.00 Net + \$6.76 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. Available: July 2024.

**Unit Size | 3,072 sf – 12,500 sf**

**Lease Rate | \$16.00 Net + \$5.00 CAM & Tax**



# SALE LISTINGS

## OFFICE



UNDER AGREEMENT

### 13589 PEGGY'S COVE ROAD

HALIFAX | UPPER TANTALLON

2 Level multi-tenant office building with 5 separate suites, independently metered, in excellent condition with lots of natural light. 1-Acre lot with ample paved parking.

Building Size | 6,236 sf

List Price | \$1,495,000



### 1452 DRESDEN ROW

HALIFAX | SPRING GARDEN

Two (2) level fully renovated commercial condo located in the Greystones. Two (2) separate PIDs combined into 1 unit. Street access & interior access to garage.

Condo Size | 1,738 sf

List Price | \$849,900



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



REDUCED

### 780 OLD SAMBRO ROAD

HALIFAX | HARRIETSFIELD

Renovated in 2004, this 2 storey building offers an open and bright reception area, 8 private offices, lunchroom and boardroom. C-5 zoning. Available October 2023.

Building Size | 3,100 sf

List Price | \$890,000

## MIXED-USE



UNDER AGREEMENT

### 1 PINEHILL DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Single level multi-tenant office/commercial building, built in 2009. 16,329 SF corner lot in high traffic area off Sackville Drive. Fully occupied with 3 long term tenants.

Building Size | 5,126 sf

List Price | \$1,599,000



UNDER AGREEMENT

### 3 PINEHILL DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Newly renovated turn-key/ready to use commercial/retail space over 2 levels. Main level features an accessible ramp. 6,899 SF lot with 7 paved parking.

Building Size | 1,500 sf

List Price | \$799,900



### 271 PICTOU ROAD

TRURO | NOVA SCOTIA

Retail/Commercial single tenant building, reconstructed in 2019 with high-quality finishes. 1,400 SF main level with 800 SF basement. C-1 (General Commercial) Zone.

Building Size | 2,200 sf

List Price | \$495,000



# SALE LISTINGS

## MULTI-FAMILY



### 354, 356, 366 LINCOLN ST.

KINGSTON | NOVA SCOTIA

3 multi-family buildings offering 34 separate units with a combination of 1 and 2 bedrooms, including 5 appliances. Mature tenant base. Attractive landscape and good overall condition. 2.17 Acre lot.

Building Size | 34,000 sf

List Price | \$5,525,000

## INDUSTRIAL



### 48 RAGUS ROAD

DARTMOUTH | WOODSIDE INDUSTRIAL PARK

Light industrial warehouse, office, storage buildings on 2.64 acre lot. 12' Clear ceiling height, 3 grade loading doors and 1 dock loading with ramp. Gravel graded parking.

Building Size | 5,590 sf

List Price | \$2,590,000



### 80 RADDALL DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

20,000 SF building with 8,000 SF currently in long-term leases. Ideal owner/occupied 12,000 industrial building with 18' clear ceiling height or rent out remaining space.

Building Size | 20,000 sf

List Price | \$4,295,000



### 3470 INTERCOLONIAL ST.

HALIFAX | KEMPT ROAD AREA

4,190 SF main level industrial warehouse with 1,640 SF second level. 3 Heat pumps, paved parking, public transportation and many local amenities nearby.

Building Size | 5,830 sf

List Price | \$2,299,000



### 163 COOK'S LANE

BRIDGEWATER | DISTRICT OF LUNenburg

Commercial property on 6.49 acres of land. 20' - 29' Clear height with 5x large drive through loading doors and 4x grade loading. Easy access to Highway 103.

Building Size | 18,037 sf

List Price | \$4,250,000



### 277 LOWER TRURO ROAD

TRURO | BIBLE HILL |

Industrial building, currently used as motor vehicle service centre. Includes 2 bays with 5 hoists and separate office. 16' - 20' Clear height.

Building Size | 3,600 sf

List Price | \$449,000



### 114 LANCASTER CRESCENT

DEBERT | NOVA SCOTIA

2 Industrial buildings with 22' - 24' clear ceiling height, Mix of dock and grade loading doors. Mezzanine with office buildout. Existing racking available for use.

Building Size | 10,000 sf & 50,000 sf

List Price | \$5,749,000



### 35 GASPER CROSS ROAD

TRURO | SALMON RIVER

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

## LAND FOR DEVELOPMENT



### 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



### 137 VICTORIA STREET

DIGBY | NOVA SCOTIA

Development Approved zoning with potential for 80,708 SF building with 151 surface and underground parking. Treed, sloping lot with municipal water and sewer.

Lot Size | 6 acres  
List Price | \$1,700,000



### 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



### 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 | \$795,000



### 97-2H ARROWHEAD DRIVE

ENFIELD | NOVA SCOTIA

Prime development land with 1,300 feet 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 | \$3,900,000



### 1024 ST. MARGARETS BAY RD

HALIFAX | TIMBERLEA

R-1 (Single Unit Dwelling) zoning in a great location! 8 Acre vacant lot with municipal sewer and water. Adjacent to Beechville Estates.

Lot Size | 8 acres  
List Price | \$2,975,000



### 9 MACLAUGHLIN ROAD

DARTMOUTH | WESTPHAL

Development land, treed and sloping to Main Street (a high traffic area). Site dimensions are 141' x 195'. Zoned C-4 Highway Commercial.

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



### 78 PINECREST DRIVE

DARTMOUTH | NORTH END

Multi-family development site. Flat, graded and substantially paved. Current zoning permits as of right development of a 7 storey building with 55 units

Lot Size | 13,871 sf  
List Price | \$1,175,000



# FOR SALE

## OCTOBER SPOTLIGHT – 78 PINECREST DRIVE

### Multi-Family / Development Site

Flat, graded and substantially paved development lot with excellent ingress and egress. Prime location for a multi-family development project in the North-End of Dartmouth, surrounded by several mid-sized professionally managed apartment buildings. Estimated gross buildable of 53,000 SF. Zoned HR-1 (Higher Order Residential) with full municipal services available.

**Estimated Development Yield:** 55 Units (over 5 stories)

**Lot Size:** 13,871 SF

**List Price:** \$1,175,000

**Price/Buildable SF:** \$22,16



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