



1160 Bedford Highway, Suite 100  
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## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

AUGUST 2024

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# LEASE LISTINGS

## OFFICE



### 1394 BEDFORD HIGHWAY

**BEDFORD | NOVA SCOTIA**

Located on the main level of a renovated office building. Features 4 private offices, open work area, kitchen and patio. Excellent exposure and high traffic count.

**Available Space | 1,391 sf**

**Lease Rate | Call for Details**



### 6450 QUINPOOL ROAD

**HALIFAX | WEST END**

2<sup>nd</sup> Floor office in mixed-use residential / commercial building on main artery in Halifax's west end. Includes boardroom, 2 private offices and reception. Parking onsite.

**Available Space | 1,250 sf**

**Lease Rate | Call for Details**



### 3480 DUTCH VILLAGE RD.

**HALIFAX | FAIRVIEW**

Two storey office building including multiple private offices, boardrooms and reception areas. 30 paved parking. Competitive lease rates available.

**Available Space | 4,000 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**



### 1526 DRESDEN ROW

**HALIFAX | SPRING GARDEN**

Multi-tenant office building located in Garrison Place. Suite sizes ranging from 808 SF – 1,765 SF with ample natural light.

**Available Space | Various Suite Sizes**

**Lease Rate | Call for Details**



### 6454 QUINPOOL ROAD

**HALIFAX | WEST END**

Multi-tenant office building over 4 floors. Ample natural light. Both suites have leaseholds in place.

**Available Space | 650 sf & 975 sf**

**Lease Rate | Call for Details**



### 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 | Call for Details**



### 5991 SPRING GARDEN ROAD

**HALIFAX | CENTRAL BUSINESS DISTRICT**

1 Year sublet in professional office building. 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**

## RETAIL



### 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 | Call for Details**

# LEASE LISTINGS

## MIXED-USE



### 226 BROAD STREET

**BEDFORD | WEST BEDFORD**

Office/Retail space in the rapidly growing Bedford West community. Sleek design elements and high-end finishes. New construction completed in 2023.

**Available Space | 1,446 sf – 2,600 sf**

**Lease Rate | Call for Details**



### 546 SACKVILLE DRIVE

**LOWER SACKVILLE | BUSINESS DISTRICT**

Mixed-Use office/retail space with built-out features, grade-level accessibility and exterior signage. Utilities not included.

**Available Space | 900 sf & 2,210 sf**

**Lease Rate | Call for Details**



### 19 ALMA CRESCENT

**HALIFAX | FAIRVIEW**

Suite 202 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 | 1,098 sf**

**Lease Rate | Call for Details**



### 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**



### 10 LOVETT LAKE COURT

**HALIFAX | BAYERS LAKE BUSINESS PARK**

Ground floor office/retail space with 5 private offices, boardroom, washroom and full kitchenette. Air conditioning and parking available.

**Available Space | 3,200 sf**

**Lease Rate | Call for Details**



# 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 | \$16.00 Net + \$6.32 CAM & Tax



### 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 + \$7.64 CAM & Tax



### 14 QUEEN STREET

**TOWN OF TRURO | NOVA SCOTIA**

Large industrial building with 3 offices and 2 washrooms. 2x Grade loading and 2x dock loading doors. Excellent transportation hub throughout Nova Scotia.

Available Space | 9,000 sf

Lease Rate | \$11.00 Net + \$8.00 CAM & Tax



### 14 ALICIA SCOTT AVENUE

**MOUNT UNIACKE | EAST HANTS**

2 Unit industrial flex building, newly constructed. Unit B includes 1 (one) 9' x 9' grade loading door, 10' clear height and kitchenette. Individually metered. Available for fit up immediately.

Available Space | 3,058 sf

Lease Rate | \$16.00 Net + \$6.00 CAM & Tax



### 850 MAIN STREET

**WESTPHAL | DARTMOUTH**

Basement industrial space with 14.6' clear ceiling height. Includes 1 grade level and one interior dock loading. High traffic area. Utilities included.

Available Space | 9,900 sf

Lease Rate | \$10.50 Net + \$6.00 CAM & Tax



### 10 AKERLEY BOULEVARD

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Multi-tenant flex office/warehouse with 15' - 17'6" clear ceiling in warehouse. Includes dock level loading and ample parking. Excellent exposure on Akerley Boulevard.

Available Space | 2,300 sf - 4,747 sf

Lease Rate | \$14.00 Net + \$5.25 CAM & Tax



### 41 GURHOLT DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Large industrial warehouse with 23' - 25' clear height. Includes 2 dock loading and 2 grade loading doors.

Available Space | 16,747 sf

Lease Rate | \$11.00 Net + \$7.02 CAM & Tax



### 6359 BAYNE STREET

**HALIFAX | FAIRVIEW COVE AREA**

Large office/warehouse with excellent exposure on the Windsor Exchange. 20' Clear ceilings and 1x dock loading door. Next to Fairview Cove Terminal.

Available Space | 11,330 sf

Lease Rate | \$12.00 Net + \$4.50 CAM & Tax



### 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 + \$7.38 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



### 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: December 2024.

Unit Size | 3,072 sf - 12,500 sf

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



### 1061 HIGHWAY 224

**SHUBENACADIE | NOVA SCOTIA**

Three (3) buildings located on a 10-acre lot for a combined total of 15,700 SF. Includes multiple grade loading and 1 dock loading door. Additional land available for lease.

Available Space | 3,900 sf - 7,000 sf

Lease Rate | \$8.00 - \$12.00 Semi-Gross

# SALE LISTINGS

## OFFICE

UNDER AGREEMENT

### 371 ST. MARGARETS BAY RD.

ARMDALE | HALIFAX

2 x Class "A" commercial condos. Suite 202 (605 SF) and Suite 203 (913 SF). Fully finished with private offices, kitchenette, and a boardroom. Onsite parking/storage.

Condo Size | 1,518 sf  
List Price | \$500,000



### 81 ALDERNEY DRIVE

DARTMOUTH | DOWNTOWN

3 Storey designated heritage building with long term tenants. 1,000 SF Commercial space addition built on Portland Street. Ideal owner user property.

Building Size | 6,163 sf  
List Price | \$1,750,000

## MIXED-USE

UNDER AGREEMENT

### 942 COLE HARBOUR ROAD

COLE HARBOUR | DARTMOUTH

Retail/Commercial multi-tenant building with long-term restaurant leasehold in place. 1,400 SF Main level with 800 SF basement. C-1 (General Commercial) Zone.

Building Size | 6,526 sf  
List Price | \$1,995,000



### 1105 BEDFORD HIGHWAY

BEDFORD | NOVA SCOTIA

3 Level commercial/residential apartment building, meticulously maintained. Paved parking for up to 6 vehicles. CMC (Mainstreet Commercial) zoning.

Building Size | 4,112 sf (excludes basement)  
List Price | \$1,500,000

### 1530 HIGHWAY 7

EAST PRESTON | DARTMOUTH

Commercial building and development land on the edge of Dartmouth. 11' Clear height with 2 grade loading doors. Land zoning: R6a (Rural Residential Single Dwelling).

Lot Size | 23.8 acres (combined)  
List Price | \$2,099,000



### 905 SACKVILLE DRIVE

MIDDLE SACKVILLE | BUSINESS DISTRICT

Office/Industrial building with warehouse at rear and separate auto repair building over 2 PIDs. Each building offers 1 grade loading door. C2 zoning.

Building Size | 1,156 sf & 1,836 sf  
List Price | \$1,799,000

### 875 MAIN STREET

WESTPHAL | DARTMOUTH

Commercial/Industrial building containing 4 rental units. 11' Clear ceiling warehouse height and 3x grade loading doors. Main 2 level office area fully improved. C-4 zoning.

Building Size | 10,458 sf  
List Price | \$2,850,000



### 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, majority 2-bedroom units, including 5 appliances. Mature tenant base. Attractive landscape and good overall condition. Very low operating expenses. 5.8 cap on current NOI.

**Building Size | 34 units**

**List Price | \$5,525,000**

## INDUSTRIAL



### 712 DURHAM ROAD

**SCOTSBURN | NOVA SCOTIA**

Industrial building with 9' x 10' grade loading, ducted heat pumps and laundry facilities situated on a 30 acre lot. Includes 25 high-definition security cameras.

**Building Size | 18,000 sf**

**List Price | \$2,500,000**



### 100 BLUEWATER ROAD

**ALTANTIC ACRES PARK | BEDFORD**

Single tenant office/warehouse. Includes 1 private office, open office area and warehouse. 12' Clear ceiling height and 1x 10' grade level door. Light Industrial zone.

**Building Size | 6,000 sf**

**List Price | \$2,295,000**



### 30 LADY MARY WAY

**MOUNT UNIACKE INDUSTRIAL PARK | EAST HANTS**

Industrial condo located off of James Boyle Drive. 18' Clear ceiling height, and two (2) 14' x 12' grade loading drive through doors. Easy access to Highway 101.

**Unit Size | 2,583 sf**

**List Price | \$1,049,00**



### 355 HAROLD WHYNOT ROAD

**BRIDGEWATER | NOVA SCOTIA**

Commercial property currently used as an RV showroom and maintenance facility. Includes 5 grade loading, 7.5 Ton rooftop HVAC unit and ample paved parking.

**Building Size | 7,200 sf**

**List Price | \$2,950,000**

## LAND FOR DEVELOPMENT



### 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 | \$1,400,000**



### 95 JAMES BOYLE DRIVE

**MOUNT UNIACKE | EAST HANTS**

Development land with existing shed structures which may remain or be removed. Subject to municipal buy-back agreement. BP (Business Park) Zone.

**Lot Size | 3.34 acres**

**List Price | \$550,000**

# SALE LISTINGS

## LAND FOR DEVELOPMENT



### NO. 102 HARDWOOD LANDS

**EAST HANTS | NOVA SCOTIA**

Property located on the west side of Highway 102 and adjacent to newly constructed Lantz Interchange (exit 8A).

**Lot Size | 80+ acres (over 2 PIDs)**  
**List Price | \$1,575,000**



### 72 MACGREGOR AVENUE

**STELLARTON | NOVA SCOTIA**

Mixed-Use Commercial / Residential development site with current rendering of 2 x 6 storey concrete buildings totaling 154 units and ample parking. C4 zoning area.

**Lot Size | 155,073 sf**  
**List Price | \$649,000**



### 137 VICTORIA STREET

**DIGBY | NOVA SCOTIA**

Development Approved zoning. Buildings A, B & C have a total Building Footprint of 42,554 SF with 151 surface and underground parking. Treed, sloping lot with municipal water and sewer.

**Lot Size | 6 acres**  
**List Price | \$1,500,000**



### NO. 102 HARDWOOD LANDS

**EAST HANTS | NOVA SCOTIA**

Development land located in the Corridor region of the Municipality of East Hants. RU (Rural Use) zoning. Property is located adjacent to the Lantz Interchange (exit 8A).

**Lot Size | 90 acres (over 2 PIDs)**  
**List Price | \$1,575,000**

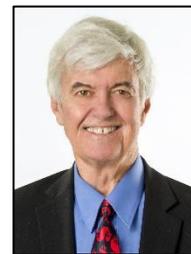


### HIGHWAY 14, WINDSOR RD.

**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**



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