

COMMERCIAL FOR LEASE

1394 Bedford Highway

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1394 Bedford Highway, Bedford, NS B4A 1E2

kW COMMERCIAL
ADVISORS®

EXECUTIVE SUMMARY

1394 BEDFORD HIGHWAY



OFFERING SUMMARY

PROPERTY TYPE:	Mixed-Use
AVAILABLE SPACE:	1,073 SF
PARKING:	4 Parking Spaces
LEASE RATE:	\$27.50 PSF Semi-Gross
UTILITIES:	Not Included

PROPERTY OVERVIEW

1394 Bedford Highway is a three story mixed-use building with a residential tenant on the upper level and professional offices on the main level. This building offers functional floorplates, tailored for small office/retail needs, and excellent frontage on Bedford Highway.

Positioned on the lower floor, this unique workspace has a high level of natural light in the front, four private offices, a washroom, and patio space.

LOCATION OVERVIEW

Located close to downtown Bedford on the East side of the Bedford Highway, adjacent to the All Saints Anglican Church. With a traffic count of 22,000+ cars per day, the premises offers excellent exposure and in close proximity to public transit routes.

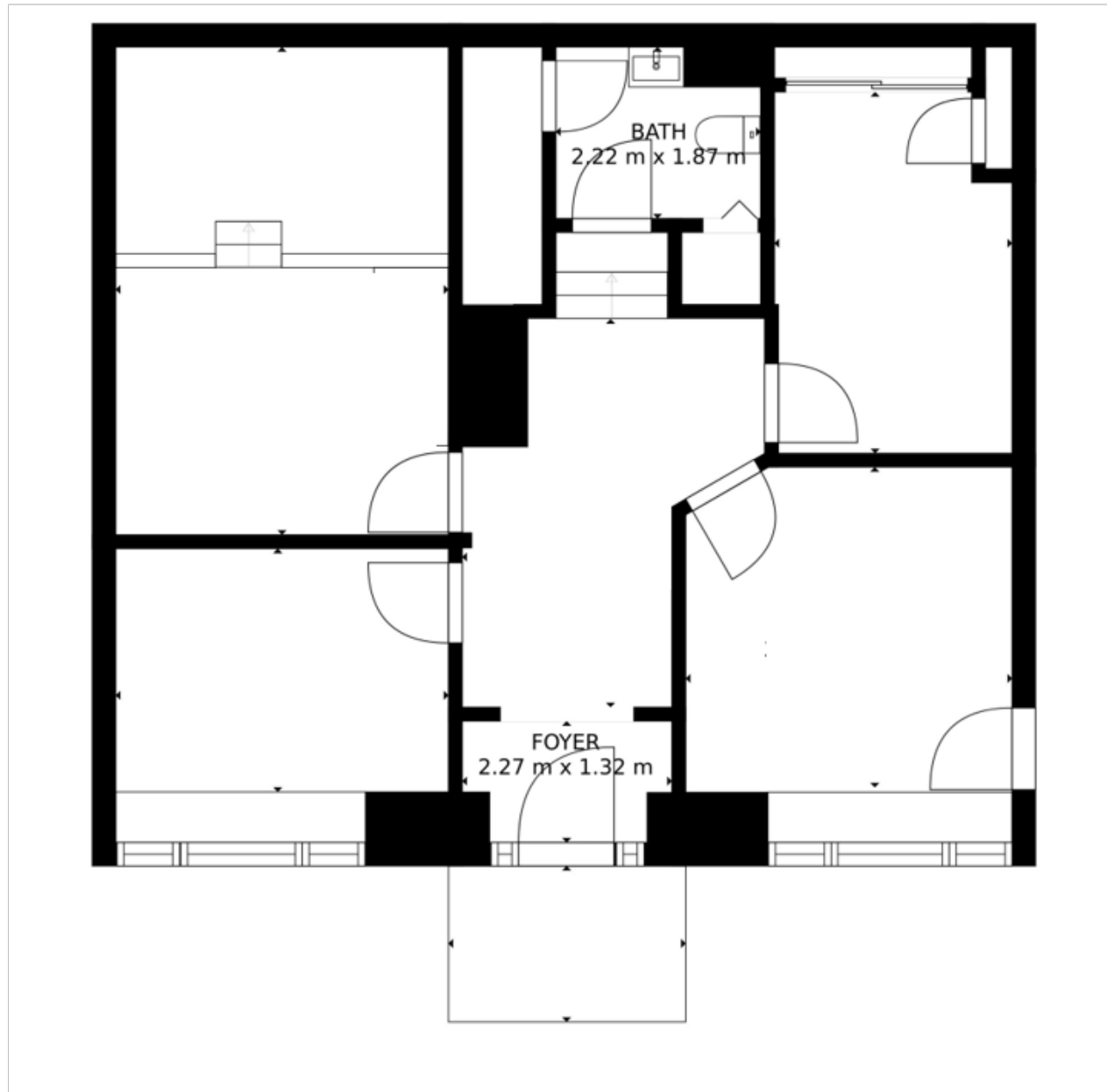
PROPERTY PHOTOS

1394 BEDFORD HIGHWAY



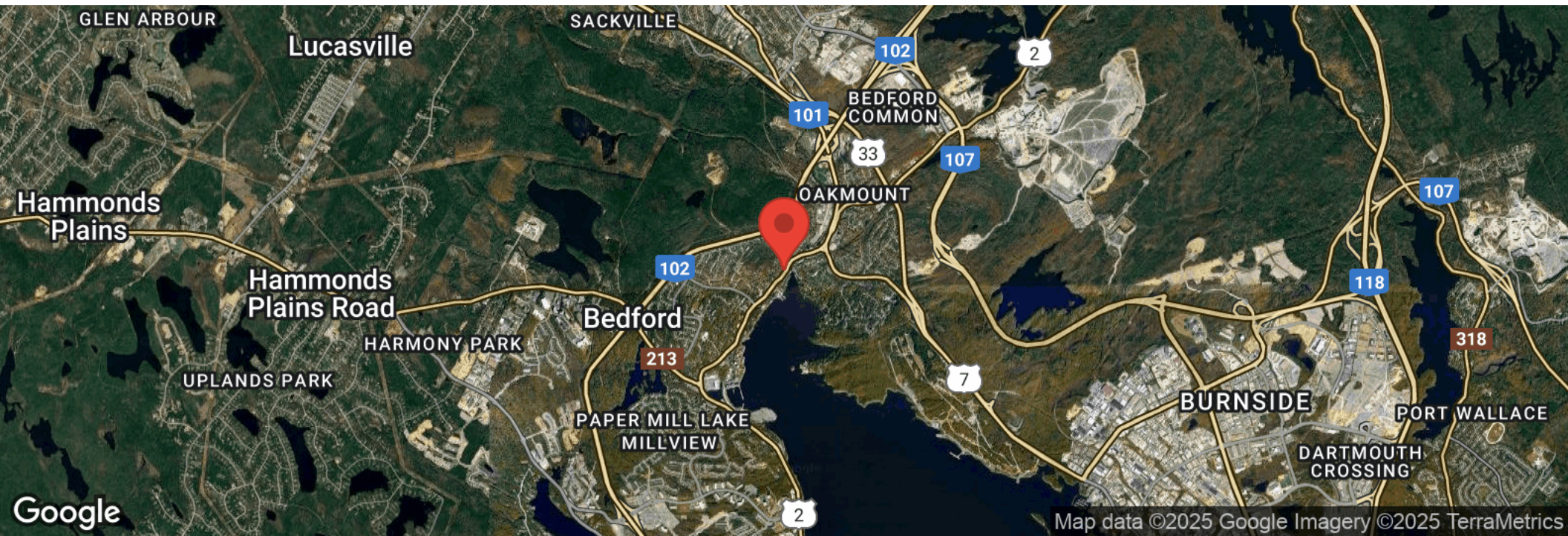
FLOOR PLAN

1394 BEDFORD HIGHWAY



LOCATION MAPS

1394 BEDFORD HIGHWAY



DISCLAIMER

1394 BEDFORD HIGHWAY



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