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## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

APRIL 2025

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**Specialists in the Halifax Commercial Real Estate Market**

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# LEASE LISTINGS

## OFFICE



### 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



### 68 HIGHFIELD PARK DRIVE

DARTMOUTH | NOVA SCOTIA

Class "A" mixed-use building with 2<sup>nd</sup> floor offices. Both units feature reception, waiting area, and office(s)/work area.

Available Space | 800 SF – 1,515 SF  
Lease Rate | \$18.00 PSF + \$9.00 CAM & Tax



### 453 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Ground floor street front retail space ideal for professional office space. Includes 4-5 private offices, reception, open work area and washer/dryer. Utilities not included.

Available Space | 1,600 SF  
Lease Rate | Call for Details



NEW

### 89 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

3 Private offices, reception and boardroom. Two grade loading doors. 4 Paved parking. Available October 1, 2025. Land lease also available. Warehouse = \$12.00 Semi-Gross.

Available Space | 1,258 sf  
Lease Rate | \$14.00 Net + \$11.15 CAM & Tax



### 1394 BEDFORD HIGHWAY

BEDFORD | NOVA SCOTIA

Lower-level unit in a mixed-use residential / commercial building. Ample natural light, 4 private offices and patio space. 4 Paved parking available. Utilities not included.

Available Space | 1,073 SF  
Lease Rate | \$27.50 PSF Semi-Gross



### 33 THORNE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Ground floor office in central Burnside location with 3 private offices, meeting room, kitchen and 6 designated parking spaces. Potential to be fully furnished.

Available Space | 1,500 sf  
Lease Rate | \$20.00 Net + \$10.85 CAM & Tax



NEW

### 38 PAYZANT AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

2<sup>nd</sup> Floor office space with 1 private office, open bullpen, kitchenette and washroom. 3 Designated parking spots. Small portion of warehouse can be made accessible.

Available Space | 1,180 sf  
Lease Rate | \$2,300 Gross / Month

# LEASE LISTINGS

## RETAIL

NEW



### 546 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Mixed-Use suite with open concept, washrooms and kitchenette. Grade level accessibility. Ample parking. High traffic area. Utilities not included.

Available Space | 803 SF (Unit 850)  
Lease Rate | Call for Details



### 5126 ST. MARGARETS BAY RD.

MIDDLE SACKVILLE | NOVA SCOTIA

Located at St. Margarets Square, in a 5-unit building. Built-out with front retail space including back open area and kitchenette. Ample onsite parking. Utilities not included.

Available Space | 1,098 SF  
Lease Rate | \$28.00 PSF + \$14.00 CAM & Tax



### 601 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Retail plaza including a diversified tenant mix with 8 commercial tenants. Ample parking. Professionally managed.

Available Space | 900 SF – 2,098 SF  
Lease Rate | \$28.00 PSF + \$10.00 CAM & Tax



### 73 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Retail plaza fronting Sackville Drive, previously occupied by a barber shop. Built out open concept with rear rooms. Utilities not included

Available Space | 960 SF  
Lease Rate | \$20.00 PSF + \$16.85 CAM & Tax

## INDUSTRIAL



### 1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

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

Available Space | Up to 17,885 sf  
Lease Rate | \$10.00 Net + \$6.50 CAM & Tax



### 387 BLUEWATER ROAD

BEDFORD | ATLANTIC ACRES BUSINESS PARK

Double unit industrial space with 16.5' – 17.5' clear ceiling height. 1 Grade loading door. ILI – Light Industrial zoning.

Available Space | 4,300 sf  
Lease Rate | \$14.00 Net + \$5.50 CAM & Tax



### 3777 HIGHWAY 4

CENTRAL WEST RIVER | PICTOU COUNTY

Multiple bay industrial building with 2,500 SF office / showroom. 16' – 22' Clear height and four (4) drive-thru bays. Also available for sale.

Available Space | 17,901 sf  
Lease Rate | \$5.00 Net



NEW

### 89 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

Large gravel graded lot with secure gated access. BGI (Burnside General Industrial) zoning. Up to 1,258 SF office space also available.

Lot Size | Up to 40,000 sf  
Lease Rate | \$2.50 Semi-Gross + Snow Clearing



### 191 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial warehouse units 1-2, 5-6 & 7-10. 18'6" Clear ceiling height with 4 x dock loading and 53' truck turning radius. Rail siding potential.

Available Space | 7,699 sf & up to 21,749 sf  
Lease Rate | \$13.00 Net + \$9.05 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. Major landlord turnkey improvements scheduled for 2025.

Available Space | 16,747 sf  
Lease Rate | \$13.00 Net + \$7.02 CAM & Tax

# LEASE LISTINGS

## INDUSTRIAL

UNDER AGREEMENT

### 30 UPHAM DRIVE

TRURO | NOVA SCOTIA

Open warehouse with 2<sup>nd</sup> level mezzanine and 14' clear height under 2<sup>nd</sup> level. Includes 1 dock loading and 1 grade loading plus a fenced compound.

Available Space | 6,400 sf

Lease Rate | \$12.00 Net + \$5.00 CAM & Tax



### 45-53 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Sublease until February 27, 2029, with 20'-24' clear ceilings. Includes four (4) dock and one (1) grade loading. 53' Tractor trailer turning radius. Racking negotiable.

Available Space | 9,404 sf

Sublease Rate | \$14.16 Net + \$8.18 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: May 2026.

Available Space | 3,072 sf - 12,500 sf

Lease Rate | \$17.00 Net + \$6.00 CAM & Tax



### 196 HIGNEY AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large warehouse with 40' clear ceilings and 40' x 39' column spacing. Seven (7) dock loading with levelers, multiple bays and truck turning radius of 53'.

Available Space | 62,400 sf

Lease Rate | \$18.00 Net + \$6.00 CAM & Tax

NEW

### 49 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

3 Units available in an industrial building with 1 dock loading and 2 grade loading doors. 15' - 17' Clear ceiling height. Available April 2025.

Available Space | 1,440 sf (x2) & 1,500 sf

Lease Rate | \$16.00 Net + \$5.50 CAM & Tax



### 30 GURHOLT DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large partially fenced industrial lot with approx. dimensions of 230' x 260'. BGI (Burnside General) zoning. Snow clearing not included.

Lot Size | 60,000 sf

Lease Rate | \$2.00 Semi-Gross

### 152 CROSSLEY AVENUE

TRURO | NOVA SCOTIA

Rear 2 bay portion. 100% Warehouse/cold storage, fully insulated. Heat can be installed Two (2) 16' x 16' grade level doors. BI (Business Industrial) zoning.

Available Space | 3,000 sf - 7,300 sf

Lease Rate | \$10.00 Net + \$4.00 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

### 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



### 475 MACELMON ROAD

DEBERT | NOVA SCOTIA

Industrial/office space in the "hub" of NS, with immediate availability. Featuring dock level loading, 18' clear height and cost-effective leasing. Units 4/5 & 9 available.

Available Space | 3,000 sf & 4,200 sf

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

### 15 GARLAND AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

3,359 SF Office/Showroom + 4,851 SF warehouse. 24' Clear ceilings with 1 dock and 1 grade loading. 53' Truck turning radius. High exposure location.

Available Space | 8,210 sf

Lease Rate | \$15.50 Net + \$8.22 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

# SALE LISTINGS

## MULTI-FAMILY



### 88 WINDMILL & 23 BEST ST.

DARTMOUTH | NOVA SCOTIA

4 separate multi-family buildings with 25 paved parking. Completely retrofitted in 2020 with majority 2-bedrooms and 4 stainless steel appliances.

Unit Size | 24 Units  
List Price | \$6,995,000

## MIXED-USE



### 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



### 4567 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Boat shop and repair facility on 5.68 acres of land. Gravel graded, fenced property. 16' Clear span building with 2 - 16' x 16' overhead doors. I-1 (Light Industrial) zone.

Building Size | 3,000 sf  
List Price | \$1,250,000



### 4566 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Currently used as a retail and service centre for boats, including 2<sup>nd</sup> level office and storage. 16' Ceilings and 2 - 12' x 14' overhead doors. I-1 (Light Industrial) zone.

Building Size | 4,500 sf  
List Price | \$875,000



### 95 YOUNG STREET

TRURO | NOVA SCOTIA

Small retail/commercial building including a showroom, office and storage space. Located on a corner lot offering excellent exposure for a business with a retail component.

Building Size | 2,471 sf  
List Price | \$425,000



### 1019 PRINCE STREET

TRURO | NOVA SCOTIA

3-Storey building with 5 commercial units and 2 residential units in good overall condition with strong tenants. 26 Paved parking. Lot size 29,017 SF. RS (Regional Service) zoning.

Building Size | 7,300 sf  
List Price | \$775,000



### 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



### 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

## INDUSTRIAL



### 3777 HIGHWAY 4

CENTRAL WEST RIVER | PICTOU COUNTY

Multiple bay industrial building with office / showroom and upgraded electrical and water well. 16' – 22' Clear height and four (4) drive-thru bays. Also available for lease.

Building Size | 17,901 sf

List Price | \$695,000



### 355 HAROLD WHYNOT ROAD

BRIDGEWATER | NOVA SCOTIA

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

Building Size | 7,200 sf

List Price | \$2,950,000



### 120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

11,928 SF Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane. 3 Additional temp buildings onsite.

Building Size | 19,280 sf (combined total)

List Price | \$4,395,000



UNDER AGREEMENT

### 30 UPHAM DRIVE

TRURO | NOVA SCOTIA

Open warehouse with 2<sup>nd</sup> level mezzanine and 14' clear height under 2<sup>nd</sup> level. Includes 1 dock loading and 1 grade loading plus a fenced compound.

Building Size | 6,400 sf

List Price | \$995,000



### 271 SHERWOOD DRIVE

CHARLOTTETOWN | PRINCE EDWARD ISLAND

Industrial building with built-out office / showroom to the front and warehouse at rear. 37,462 SF Lot for ample parking and truck loading. High profile location.

Building Size | 4,280 sf

List Price | \$1,650,000



### 18 JAMES BOYLE DRIVE

MOUNT UNIACKE | NOVA SCOTIA

Industrial property with 12' ceiling height, 10' x 12' overhead door for ease of operations. Ample land for expansions. Parking for 40-50 vehicles.

Building Size | 4,224 sf (over 7 buildings)

List Price | \$1,875,000



NEW

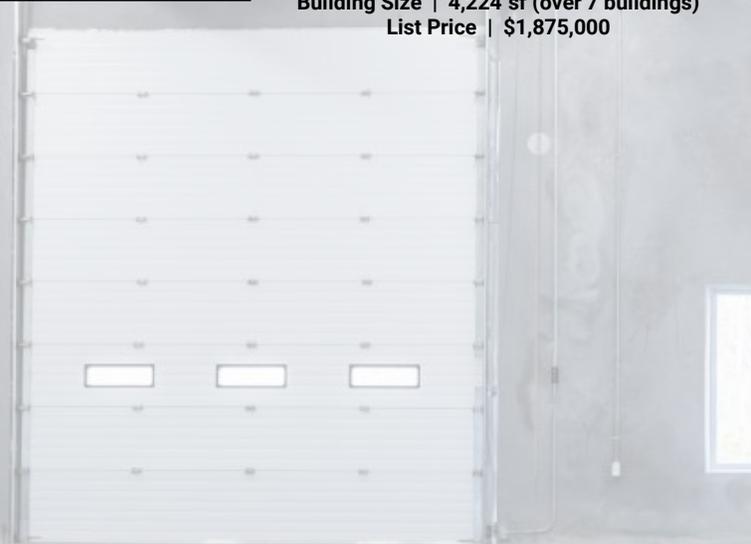
### 130 BLUEWATER ROAD

BEDFORD | ATLANTIC ACRES BUSINESS PARK

Free-standing flex industrial building with multiple private offices, open office area, kitchenette, two washrooms and large open warehouse with 2 grade level doors.

Building Size | 3,741 sf + 1,480 sf mezzanine

List Price | \$3,699,000



# SALE LISTINGS

## LAND FOR DEVELOPMENT



### 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



### 439 BEAVERBANK ROAD

BEAVERBANK | NOVA SCOTIA

Large undeveloped municipally serviced lot on the corner of Beaverbank Road and Majestic Avenue. Potential to rezone as high-rise development, not as-of right.

Building Size | 12.35 acres

List Price | \$2,995,000



### 2 HOLLAND AVENUE

BEDFORD | NOVA SCOTIA

Investment property/development lot on the corner of Holland Avenue and Bedford Highway. Newly renovated home, municipally serviced. RSU zoning.

Lot Size | 13,491 sf

List Price | \$695,000



### 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 (2 PIDs)

List Price | \$2,400,000



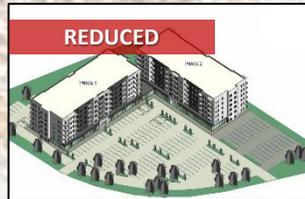
### 137 VICTORIA STREET

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 | \$995,000



### 72 VISTA DRIVE

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 | \$289,000



### 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 (2 PIDs)

List Price | \$1,575,000



### 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 | \$1,400,000

# FOR SALE

## APRIL SPOTLIGHT – WINDMILL & BEST ST

### MULTI-FAMILY

Four (4) multi-family buildings located on the high-profile corridor of Windmill Road, close to Downtown Dartmouth and the MacDonald Bridge. 25 Paved parking available in an ER (Established Residential) zone.

Majority 2-bedroom residential apartment units with new bathrooms, hardwood floors, new floor tiles, granite countertops, 4 stainless steel appliances, and updated lighting.

Buildings were retrofitted in 2020, and include new roofs, NTI hot water boilers, windows, metal siding, electrical, fire-rated suite entry doors, exterior landscaping, walkways, parking lots, and coin-operated laundry rooms.

Buildings are fully leased.

**# of Units:** 24 Apartments

**Building Size:** 20,406 SF (over 4 buildings)

**Lot Size:** 8,000 SF & 16,200 SF

**List Price:** \$6,995,000



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