

# RETAIL SPACE FOR LEASE

## 453 Sackville Drive

Office / Retail - For Lease

453 Sackville Drive, Lower Sackville, NS B4C 2S1



**kw** COMMERCIAL  
ADVISORS



# PROPERTY SUMMARY

453 SACKVILLE DRIVE



## PROPERTY SUMMARY

Property Type:	Retail
Available Space:	500 SF & 1,100 SF
Parking:	Ample paved parking onsite
HVAC:	Yes
Lease Rate:	\$25.00 PSF
CAM & Tax:	\$10.00 PSF
Utilities:	Not Included

## PROPERTY OVERVIEW

1,600 SF Street-front retail space at 453 Sackville Drive, ideal for professional office use. The space includes 4-5 private offices, two washrooms, a reception and waiting area, open work area, plus washers and dryers. Situated on the ground floor alongside a barber, with a dentist upstairs, this location offers excellent visibility and foot traffic. Perfect for businesses seeking a functional, well-located office environment.

## LOCATION OVERVIEW

453 Sackville Drive is located in the Sackville Business District. The property enjoys over 16,000 cars driving by per day and is positioned near all amenities including banking institutions, dine in restaurants, public library, daycare facilities, pharmacies, and more.

## PROPERTY PHOTOS

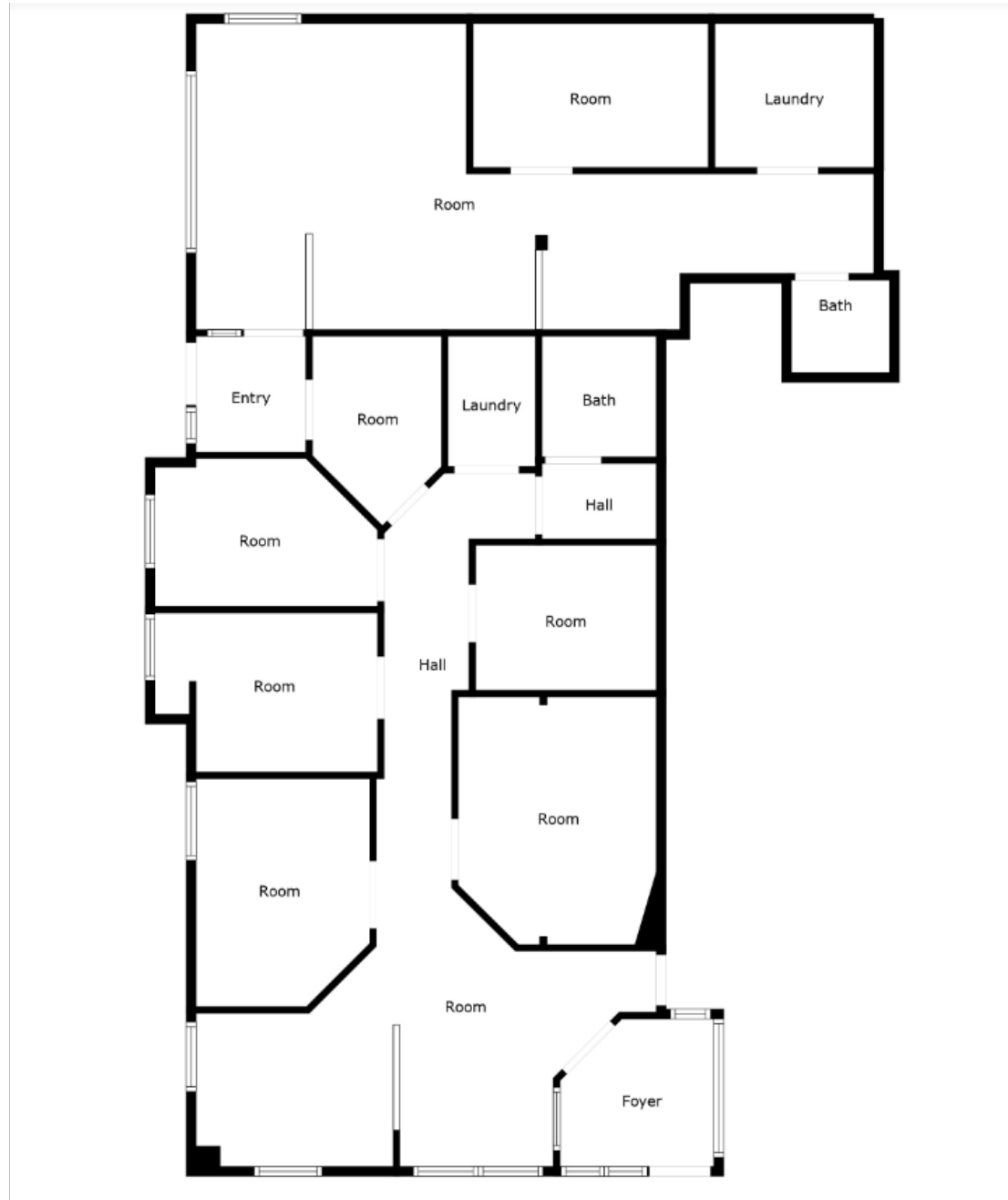
453 SACKVILLE DRIVE





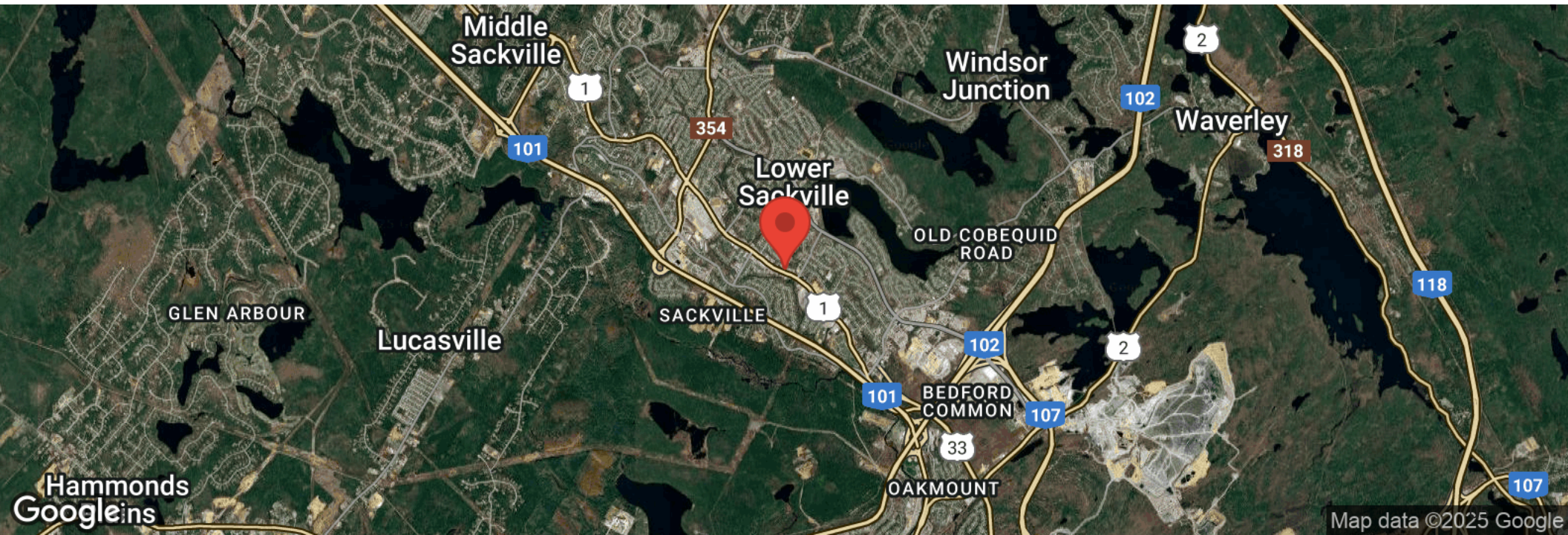
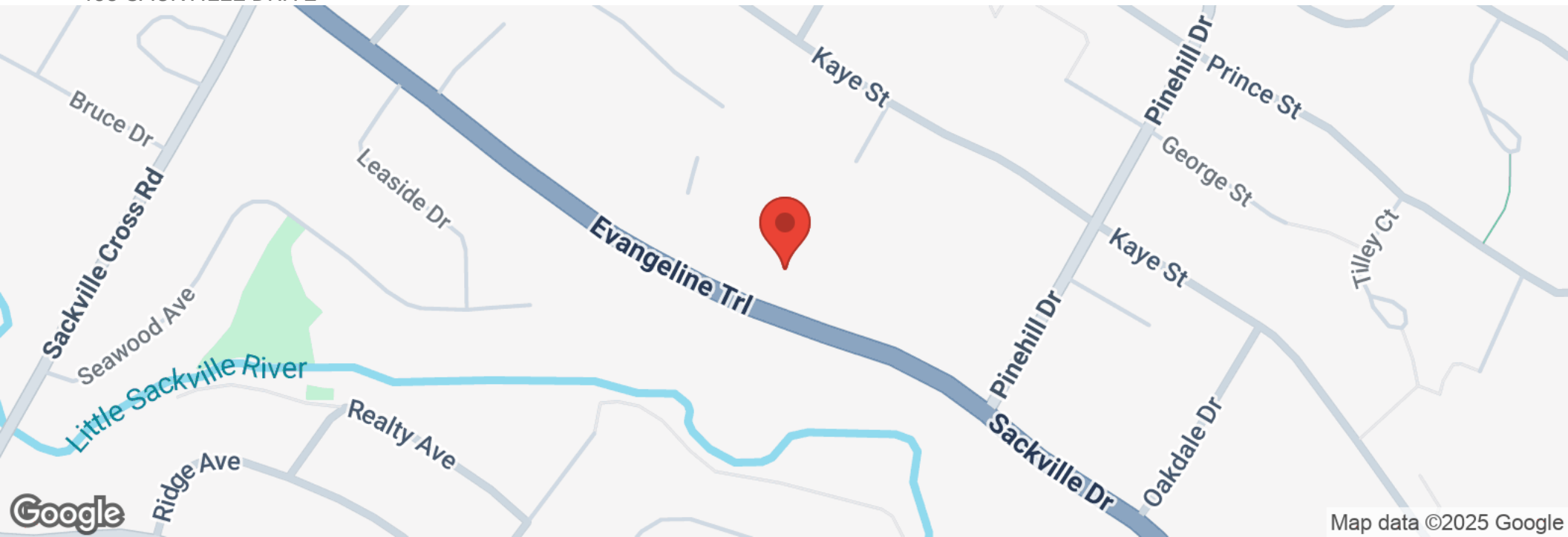
## FLOOR PLAN

453 SACKVILLE DRIVE



# LOCATION MAPS

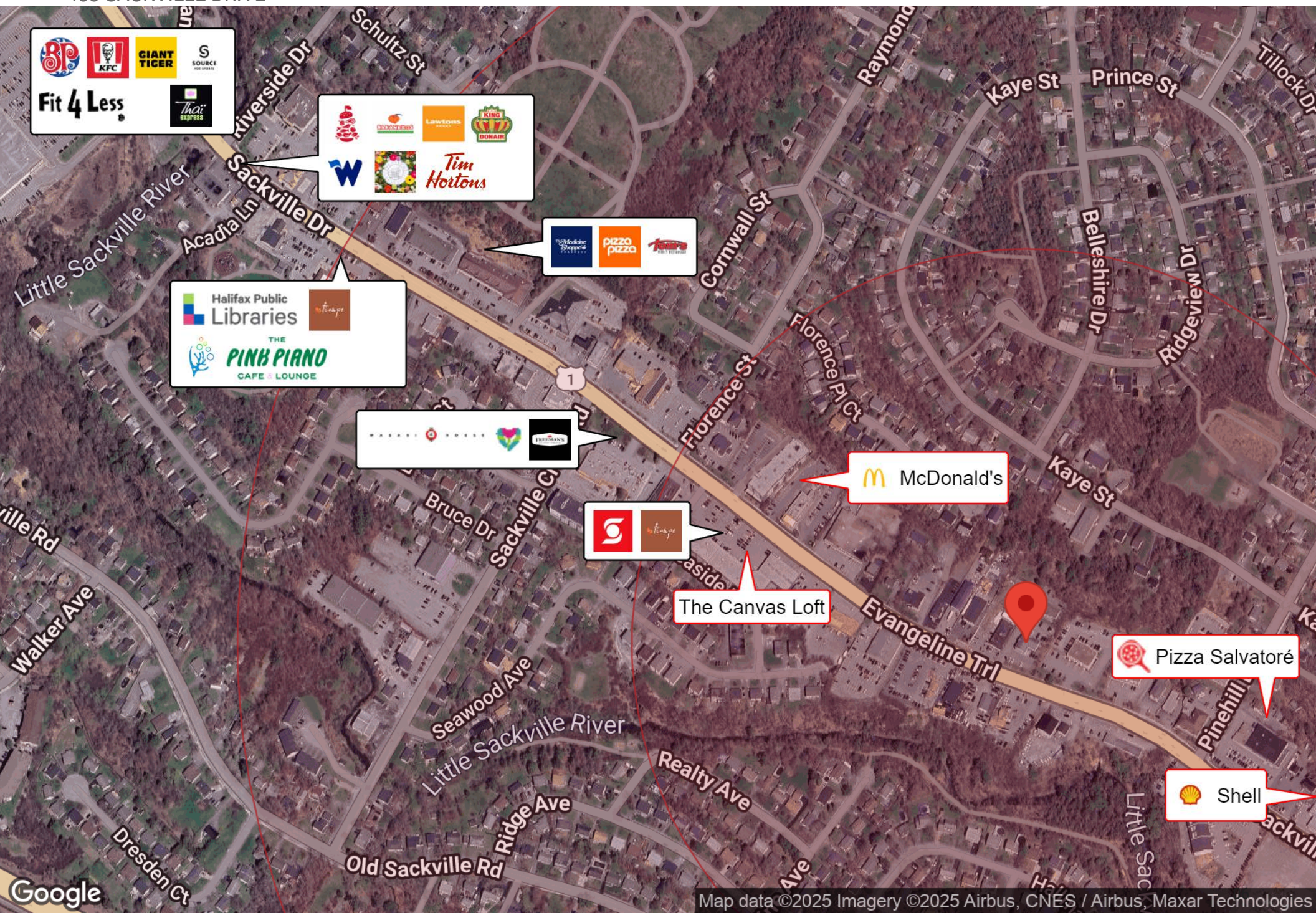
453 SACKVILLE DRIVE





# BUSINESS MAP

453 SACKVILLE DRIVE





## DISCLAIMER

453 SACKVILLE DRIVE

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

### PRESENTED BY:

#### AYOB ASSALI

Office & Retail Leasing  
O: (902) 407-2492  
C: (902) 456-2686  
a.assali@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.