



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

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

JUNE 2025

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LEASE LISTINGS

OFFICE



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



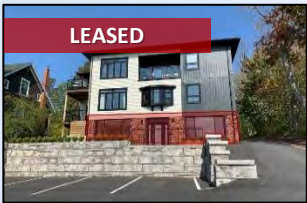
453 SACKVILLE DRIVE

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 | 500 SF & 1,100 SF

Lease Rate | \$25.00 Net + \$10.00 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



68 HIGHFIELD PARK DRIVE

DARTMOUTH | NOVA SCOTIA

Class "A" mixed-use building with 2nd 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



38 PAYZANT AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

2nd 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

RETAIL



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



5126 ST. MARGARETS BAY RD.

TANTALLON | 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



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



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 | 886 SF

Lease Rate | \$25.00 PSF + \$8.80 CAM & Tax

LEASE LISTINGS

INDUSTRIAL



50 EILEEN STUBBS AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Built-out office space with small warehouse at rear. Grade level loading. Sublease expiry November 30th 2026. \$11.10 CAM & Tax extra.

Available Space | 2,119 sf
Sublease Rate | \$12.20 - \$12.94



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 + \$7.25 CAM & Tax



49 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

1 Unit available in an industrial building with 1 dock loading and 2 grade loading doors. 15' - 17' Clear ceiling height.

Available Space | 1,440 sf
Lease Rate | \$16.00 Net + \$5.50 CAM & Tax



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



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



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



191 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial warehouse units 1-2 & 5-6. 18'6" Clear ceiling height with two (2) dock loading and 53' truck turning radius. Rail siding potential.

Available Space | 7,209 sf & 7,699 sf
Lease Rate | \$13.00 Net + \$9.05 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



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



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



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 | 3,900 sf & 4,200 sf
Lease Rate | \$10.00 Net + \$3.00 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 | \$0.50 PSF As-Is

LEASE LISTINGS

INDUSTRIAL



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



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



UNDER AGREEMENT



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



LEASED

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

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

SALE LISTINGS

MULTI-FAMILY



WINDMILL ROAD & BEST ST.

DARTMOUTH | NOVA SCOTIA

4 x 6-unit apartment buildings. Unit mix includes 23 x 2-bedroom and 1 x 1-bedroom. Gutted and renovated in 2020. Onsite laundry. 25 Paved parking available.

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



5484-86 CLYDE STREET

HALIFAX | NOVA SCOTIA

Located in the heart of downtown Halifax. Offers 6 x 2-bedrooms & 2 x 1-bedrooms on a 5,000 SF lot with 4 marked parking at rear. Completely retrofitted in 2018.

Unit Size | 8 Units
List Price | \$3,195,000



56 EVANS AVENUE

FAIRVIEW | HALIFAX

Fully renovated 3-storey walk-up with 12 x 2-bedrooms units. Includes new kitchens, bathrooms and plenty of in-suite storage.

Unit Size | 12 Units
List Price | \$3,499,000

MIXED-USE



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 | \$825,000



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



4566 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Currently used as a retail and service centre for boats, including 2nd 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 | \$795,000



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



1107 & 1111 HIGHWAY 2

LANTZ | EAST HANTS

Two commercial buildings ideal for an owner occupier. 31,772 SF Corner lot located off the new Lantz connector. Zoned VC with 48 unit residential as of right upon subdividing (12 units per lot).

Building Size | 8,373 sf + 2,068 sf
List Price | \$1,495,000



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

SALE LISTINGS

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

INDUSTRIAL



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



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



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 | \$3,599,000



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



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



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

SALE LISTINGS

LAND FOR DEVELOPMENT



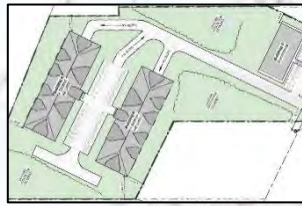
HIGHWAY 14, WINDSOR RD.

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



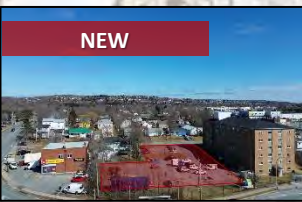
137 VICTORIA STREET

DIGBY | NOVA SCOTIA

Fully approved multi-family development site. 2 x 48 unit, 4-storey buildings plus 7,200 SF of commercial space.

Lot Size | 6 acres

List Price | \$995,000



LOT 2B BRUCE STREET

WOODLAWN | DARTMOUTH

"As of Right" multi-family development site. Potential for an 8-storey / 121,500 SF building. Favourable site grades for underground parking.

Lot Size | 31,190 SF (0.72 Acres)

List Price | \$3,500,000



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 (2 PIDs)

List Price | \$2,400,000



4520 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Prime commercial or residential real estate opportunity. Ocean frontage development lot, cleared and leveled. No municipal services. Zoned I-3 (Local Service). Easy access to Hwy 103.

Lot Size | 43,600 sf

List Price | \$330,000



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



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



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

FOR SALE

JUNE SPOTLIGHT – 120 JOSEPH ZATZMAN DRIVE

INDUSTRIAL

This versatile industrial property features an 11,928 SF main building, expanding to an additional 19,280 SF with three Quonset huts, each equipped with heating, electrical, and plumbing for a welding shop, paint booth/assembly area, and office/storage. The main building includes a 200 Amp 600V 3-phase electrical supply (400 Amp for the welding shop), a 5-ton overhead crane, three 16' x 14' grade doors, and one oversized 16' x 20' door. Climate control includes rooftop HVAC for offices and natural gas forced air for the warehouse.

Located in Burnside Business Park, it offers easy highway access, proximity to Halifax International Airport and the Port of Halifax, and nearby amenities like Dartmouth Crossing. Ideal for manufacturing or logistics.

Building Size: 11,928 SF (Main Building) + 19,280 SF (Includes 3 Quonset Hut/Temp Buildings)

Lot Size: 1.17 Acres

List Price: \$4,395,000



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