OFFICE & RETAIL FOR LEASE

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ECH

1423 Fall River Road, Fall River, Nova Scotia, B2T 1J1



Office & Retail - For Lease

EXECUTIVE SUMMARY



1423 FALL RIVER ROAD



| OFFERING SUMMARY | | PROPERTY C |
|------------------|--|--|
| PROPERTY TYPE: | Office | 1423 Fall Ri originally bui 2025. |
| AVAILABLE SPACE: | 1,792 SF (Unit 1) 1,108 SF (Unit 3) | The available built out wit entrances, a with 3 genero and two entra |
| HVAC: | Yes | |
| PARKING: | 7 Paved parking | LOCATION Fall River is Halifax Airpo River area se Fall River Vil population et average inco Centre, media a community |
| LEASE RATE: | \$13.00 PSF | |
| CAM & TAX: | \$12.12 PSF | |
| UTILITIES: | Not Included | |

PROPERTY OVERVIEW

423 Fall River Road is a 2 level wood frame commercial / residential building riginally built circa 1970 with a 3 level addition in 2014 and recent renovations as of 025.

The available premises on the main floor has 1,791 SF. It been well maintained and is built out with 2 offices, an open work area, a kitchenette, reception area, two entrances, a large deck, and washroom. The lower level space is 1,108 SF built out with 3 generously sized offices, reception and waiting area, washroom with a shower, and two entrances.

LOCATION OVERVIEW

Fall River is a growing suburban Halifax community located 10 minutes from the Halifax Airport and the neighbouring communities of Bedford and Sackville. The Fall River area serves as a hub for several nearby subdivisions including Schwartzwald, Fall River Village, Capilano Estates, Fall Rivers Estates, St. Andrew's Village. Area population exceeds 57,000 of which over 17,000 are 55 years and older with above average income. Nearby business service and amenities include: Sobeys Shopping Centre, medical offices, a recreational centre, 2 golf courses (Ashburn and Oakfield), a community centre and fast food outlets, etc.

PROPERTY PHOTOS





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PROPERTY PHOTOS









FLOOR PLAN (UNIT 1)

1423 FALL RIVER ROAD



FLOOR PLAN (UNIT 3)

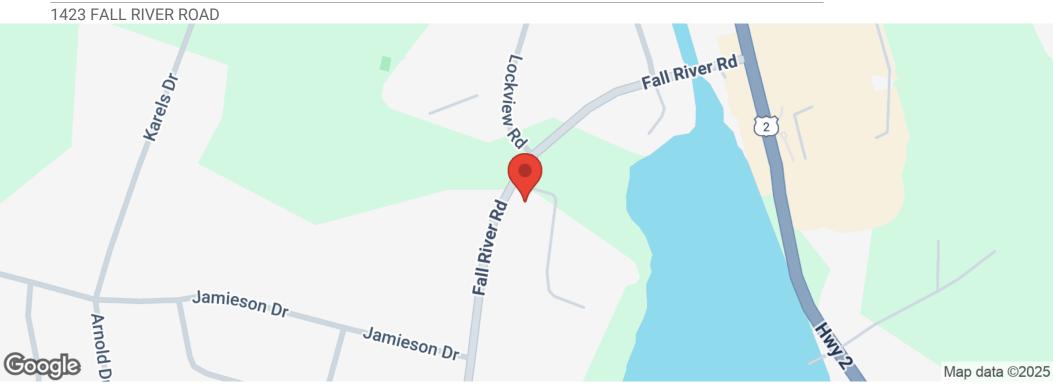


1423 FALL RIVER ROAD



LOCATION MAPS







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Each Office Independently Owned and Operated

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