

OFFICE & RETAIL FOR LEASE

Office & Retail - For Lease

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

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ADVISORS[®]

EXECUTIVE SUMMARY

1423 FALL RIVER ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Office
AVAILABLE SPACE:	1,792 SF (Unit 1) 1,108 SF (Unit 3)
HVAC:	Yes
PARKING:	7 Paved parking
LEASE RATE:	\$13.00 PSF
CAM & TAX:	\$12.12 PSF
UTILITIES:	Not Included

PROPERTY OVERVIEW

1423 Fall River Road is a 2 level wood frame commercial / residential building originally built circa 1970 with a 3 level addition in 2014 and recent renovations as of 2025.

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

1423 FALL RIVER ROAD



PROPERTY PHOTOS

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FLOOR PLAN (UNIT 3)

1423 FALL RIVER ROAD



LOCATION MAPS

1423 FALL RIVER ROAD



DISCLAIMER

1423 FALL RIVER ROAD



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Each Office Independently Owned and Operated

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