



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

## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

JULY 2025

## CLICK TO VIEW

**FOR LEASE**

[OFFICE](#)

[RETAIL](#)

[INDUSTRIAL](#)

**FOR SALE**

[MULTI-FAMILY](#)

[MIXED-USE](#)

[INDUSTRIAL](#)

[LAND](#)

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

**TOM GERARD, CCIM, SIOR**

902-407-2489 Office  
902-830-1318 Mobile  
[tomgerard@kwcommercial.com](mailto:tomgerard@kwcommercial.com)

**ALLY CONNORS, BBA**

902-407-0001 Office  
902-717-4824 Mobile  
[allythibodeau@kwcommercial.com](mailto:allythibodeau@kwcommercial.com)

**PHIL BOLHUIS, BCOMM**

902-407-2854 Office  
902-293-4524 Mobile  
[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

**AYOB ASSALI**

902-456-2686 Mobile  
[a.assali@kwcommercial.com](mailto:a.assali@kwcommercial.com)

**MATT OLSEN, BCD**

902-407-2492 Office  
902-489-7187 Mobile  
[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)

**PAUL PETTIPAS, LLB, MiCP**

902-497-9636 Mobile  
[paul.pettipas@kw.com](mailto:paul.pettipas@kw.com)

**JOHNNY YANG, BCOMM**

902-407-2696 Office  
902-452-9073 Mobile  
[johnnyyang@kwcommercial.com](mailto:johnnyyang@kwcommercial.com)





# 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**



### 68 HIGHFIELD PARK DRIVE

**DARTMOUTH | NOVA SCOTIA**

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

**Available Space | 860 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 | 1,100 SF**

**Lease Rate | \$25.00 Net + \$10.00 CAM & Tax**



### 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**

## 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 | 2,098 SF**

**Lease Rate | \$28.00 PSF + \$10.00 CAM & Tax**



### 1359 BARRINGTON STREET

**CBD | HALIFAX**

Unique workspace on the corner of Barrington Street and Bishop Street. Can be divided to accommodate smaller users.

**Available Space | 623 SF**

**Lease Rate | \$21.00 PSF + \$14.35 CAM & Tax**



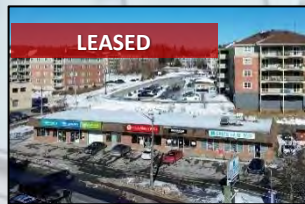
### 5126 ST. MARGARETS BAY RD.

**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**



### 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



### 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**



### 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 + \$6.75 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 + \$7.62 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**



### 12 FIELDING AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Warehouse cross-dock space with 5 dock and 2 grade level loading. Office space distributed throughout warehouse entrances. Includes 6,000 SF yard space.

**Available Space | 3,365 SF**

**Lease Rate | \$15.00 Net + \$8.52 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**



### 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 + \$8.49 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 | 3,900 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. ILLI – Light Industrial zoning.

**Available Space | 4,300 SF**

**Lease Rate | \$14.00 Net + \$5.50 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**



### 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**



### 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**



### 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**



### 50 EILEEN STUBBS AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

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

**Available Space | 2,119 SF**

**Sublease Rate | \$12.20 - \$12.94**



# SALE LISTINGS

## MULTI-FAMILY



### 88, 90, 90A WINDMILL ROAD

DARTMOUTH | NOVA SCOTIA

3 x 6-units on 3 separate PID's with 18 x 2-bedrooms. Fully renovated with onsite laundry and natural gas heating. Excellent location including 12 paved parking.

Unit Size | 18 Units  
List Price | \$5,250,000



### 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



### 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 | \$3,145,000



### 23 BEST STREET

DARTMOUTH | NOVA SCOTIA

Unit mix includes 5 x 2-bedrooms and 1 x 1-bedroom with average unit size of 673 SF. Fully renovated with onsite laundry and natural gas heating. 12 Paved parking.

Unit Size | 6 Units  
List Price | \$1,750,000

## MIXED-USE

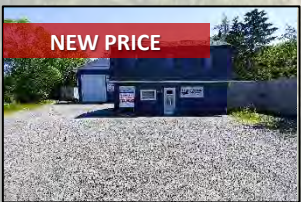


### 1107 & 1111 HIGHWAY 2

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



### 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 | \$745,000



### 98 LAKECREST DRIVE

MAIN STREET | DARTMOUTH

Commercial/Mixed-Use property along high traffic area. Current zoning permits the operation of car dealerships, offices, or multi-family as redevelopment.

Lot Size | 5,552 SF  
List Price | \$549,000



### 915 EAST RIVER ROAD

NEW GLASGOW | NOVA SCOTIA

Commercial property with 3,580 SF historical building offering prime redevelopment potential. C3 zoning allows for a variety of uses including C1 and C1-A.

Lot Size | 1.13 Acres  
List Price | \$1,295,000



### 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



### 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

## 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



NEW

### 1936 HIGHWAY 1

AUBURN | KINGS COUNTY

AV Self Storage investment opportunity with 110 units over 11,500 SF. The 2.87 acre site allows for an additional 237 unit expansion opportunity.

Building Size 11,500 SF (110 units)

List Price | \$1,890,000



UNDER AGREEMENT

### 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

## INDUSTRIAL



UNDER AGREEMENT

### 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



### 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



UNDER AGREEMENT

### 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



UNDER AGREEMENT

### 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



# 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



### 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



### 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



### 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

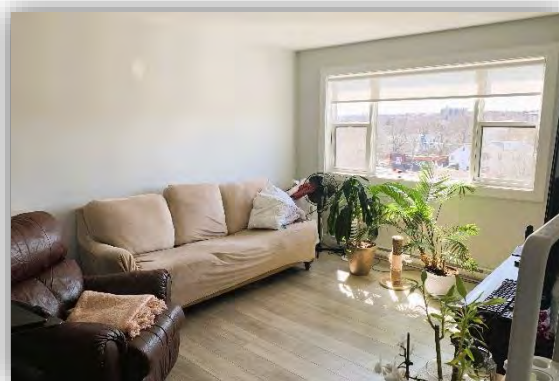
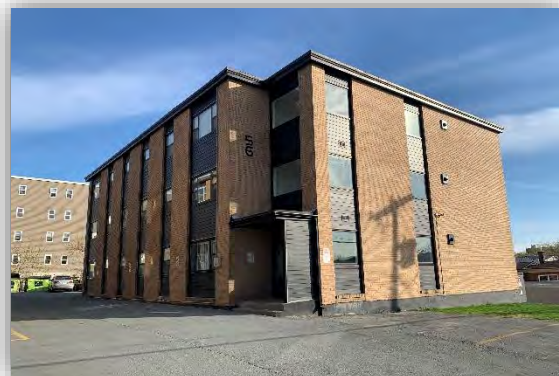
## JULY SPOTLIGHT – 56 EVANS AVENUE

### MULTI-FAMILY / INVESTMENT

This 3-storey multi-family renovated walk-up apartment building, featuring an average unit size of 900 SF, offers an excellent investment opportunity in the heart of Fairview, Halifax.

Fully renovated down to the studs in 2020-21, each unit features modern kitchens with dishwashers, updated bathrooms, and ample in-suite storage, including large closets in hallways and bedrooms, with coin-operated laundry in the unfinished basement.

Zoned R-2AM (General Residential Conversion), its prime location offers proximity to commercial amenities, including a variety of local eateries along Main Avenue just a 3-minute drive or 15-minute walk (1.2 km) away, Bayer's Lake retail hub a 10-minute drive (6 km), and downtown Halifax a 15-minute drive (8 km) via Highway 102. With accessible public transit, this property is perfectly suited for families and promises strong rental potential in a bustling commercial area.



**Building Size:** 12 x 2-Bedrooms

**Lot Size:** 11,925 SF

**List Price:** \$3,499,000



**TOM GERARD, CCIM, SIOR**  
902-407-2489 Office  
902-830-1318 Mobile



**ALLY CONNORS, BBA**  
902-407-0001 Office  
902-717-4824 Mobile



**PHIL BOLHUIS, BCOMM**  
902-407-2854 Office  
902-293-4524 Mobile



**MATT OLSEN, BCD**  
902-407-2492 Office  
902-489-7187 Mobile



**PAUL PETTIPAS, LLB, MiCP**  
902-497-9636 Mobile



**JOHNNY YANG, BCOMM**  
902-407-2696 Office  
902-452-9073 Mobile



**AYOB ASSALI**  
902-456-2686 Mobile

For additional information, including marketing packages, please contact one of our Advisors directly or visit our website at: <http://kwcommercialhalifax.ca>

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal from the market without notice, and to any specific listing conditions imposed by our principals. \*some conditions apply.

\*\* Cover photo used with permission by "I Love Nova Scotia - Wesley Leeman Aerial"

**KELLERWILLIAMS.**  
SELECT REALTY

**kW** COMMERCIAL  
ADVISORS