



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

## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

AUGUST 2025

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**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)

**kw COMMERCIAL  
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# LEASE LISTINGS

## OFFICE

LEASED

### 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



### 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

### 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



### 1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

2-Level wood frame mixed-use building with 2 offices, open work area, kitchenette, and reception area on the main level. Lower level includes 3 offices, reception and waiting area. Utilities not included.

Available Space | 1,108 SF & 1,792 SF

Lease Rate | \$13.00 PSF + \$12.12 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



## RETAIL

### 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



### 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

### 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





# LEASE LISTINGS

## INDUSTRIAL



### 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**



### 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**



### 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**



### 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**



### 20-24 AKERLEY BOULEVARD

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Large industrial warehouse with 16' – 20' clear height and 2<sup>nd</sup> level mezzanine. Includes 2 dock loading and 2 grade loading doors.

**Available Space | 21,709 SF**  
**Lease Rate | \$14.00 Net + \$8.84 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**



**LEASED**

### 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**



### 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**



### 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**



### 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**



### 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. ILL – 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**



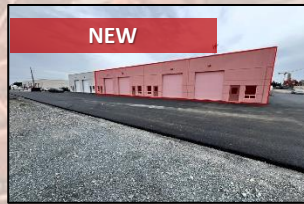
### ELMSDALE LOT 174 TJ

**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**



### 389 BLUEWATER ROAD

**BEDFORD | ATLANTIC ACRES BUSINESS PARK**

18' Clear ceiling height with two 14' x 12' grade loading doors per bay. This industrial space offers 4 units, each measuring 28' x 76' for a variety of industrial uses.

**Available Space | 2,098 SF – 8,626 SF**

**Lease Rate | \$16.00 Net + \$5.50 CAM & Tax**



### 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**



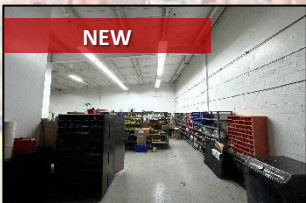
### 50 EILEEN STUBBS AVENUE

**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**



### 45 BORDEN AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Industrial unit with grade level loading and office buildout, open reception, meeting room and kitchenette. 13.5' - 16' Clear ceiling height. Ductless heating/cooling.

**Available Space | 3,049 SF**

**Lease Rate | \$14.00 Net + \$5.00 CAM & Tax**



# SALE LISTINGS

## MULTI-FAMILY



### 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



### 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



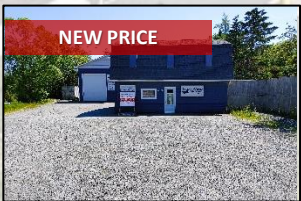
### 23 BEST STREET

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



NEW PRICE

### 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 | \$699,000



### 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



UNDER AGREEMENT

### 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



NEW PRICE

### 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 | \$380,000



### 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



### 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



UNDER AGREEMENT

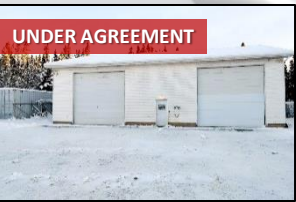
### 1936 HIGHWAY 1

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



NEW

### 396 STATION ROAD

GREAT VILLAGE | COLECHESTER

Commercial property with 3 buildings, including a 1-bedroom residential rental on 1.99 acres. 12' - 22.5' Clear ceiling heights. Includes grade loading, food grade walls and large solar system.

Building Size | 15,014 SF

List Price | \$2,495,000



NEW

### 5411 HIGHWAY 325

LUNenburg CO. | BAKERS SETTLEMENT

2,400 SF industrial space with 16' clear ceiling height and 10' x 10' storage mezzanine. Fully insulated washroom with shower. 5 Acres for future development potential.

Building Size | 2,400 SF

List Price | \$450,000



### 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



### 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



# SALE LISTINGS

## LAND FOR DEVELOPMENT



### 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.

Lot Size | 12.35 Acres

List Price | \$2,995,000



### 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



### 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



### 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



### 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



### 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



### 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



### 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



### 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 | \$2,450,000



# FOR SALE

## AUGUST SPOTLIGHT – LOT 2B BRUCE STREET

### DEVELOPMENT SITE

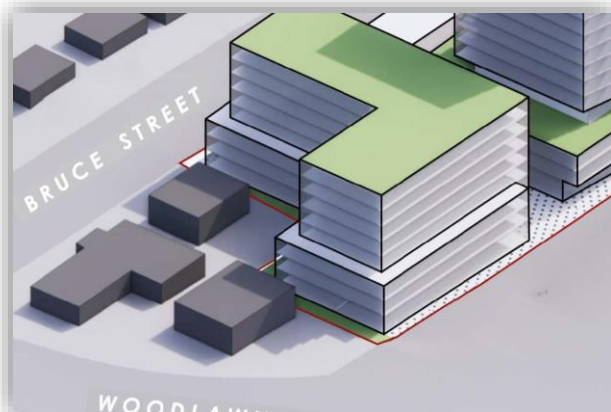
We are pleased to present Lot 2B Bruce Street, Dartmouth, an "as of right" multi-family development site available for sale. This location offers significant development potential, with preliminary architectural analysis indicating the capacity for an 8-storey building boasting a gross buildable area of up to 121,500 SF, and the site's favorable grades support the construction of a two-level underground parking structure. The existing surface parking lot is being relocated to the southeast side of the adjacent apartment building on Lot 2A Bruce Street, streamlining the development process.

Strategically positioned off Portland Street, the property provides convenient access to major retailers including Sobeys, Staples, Shoppers Drug Mart, and Winners, among others, with the surrounding area rich with amenities and easy connectivity to Highway 111, making it an attractive location for residential development.

**Development Potential:** 121,500 SF

**Lot Size:** 31,190 SF (0.72 Acres)

**List Price:** \$2,450,000



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



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902-407-2696 Office  
902-452-9073 Mobile



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

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