



1160 Bedford Highway, Suite 100
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MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

OCTOBER 2025

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LEASE LISTINGS

OFFICE



68 HIGHFIELD PARK DRIVE

DARTMOUTH | NOVA SCOTIA

Class "A" mixed-use building with 2nd 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



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



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

LEASE LISTINGS

INDUSTRIAL



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



41 GURHOLT DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large industrial warehouse with 23' – 25' clear height. Includes 2 dock loading and 2 grade loading doors. Fully renovated.

Available Space | 16,747 SF

Lease Rate | \$13.00 Net + \$7.62 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



20-24 AKERLEY BOULEVARD

DARTMOUTH | BURNSIDE BUSINESS PARK

Large industrial warehouse with 16' – 20' clear height and 2nd 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



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



LEASED

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



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



NEW

11 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

40' x 50' Unit available in an industrial building with 10' x 10' grade level loading and 16' ceiling height. Available Nov. 2025.

Available Space | 2,000 SF (Unit N)

Lease Rate | \$16.00 Net + \$8.00 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



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



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



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

LEASE LISTINGS

INDUSTRIAL



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



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



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



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



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



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



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

SALE LISTINGS

MIXED-USE

SOLD

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

NEW

1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

2-Level building with 2 commercial units and 2 residential units. Paved parking at rear. VMS (Village Main Street) zoning.

Building Size | 4,436 SF

List Price | \$1,295,000

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 | \$2,350,000

NEW

250 NORTH STREET

BRIDGEWATER | NOVA SCOTIA

2 Industrial buildings on 1.29 acre lot with 5 private offices, boardroom, showroom, workshop and warehouse space. Zoned C5 (General Commercial) suitable for a range of industrial and commercial uses.

Building Size | 5,400 SF

List Price | \$1,395,000

NEW PRICE

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 | \$1,150,000

NEW PRICE

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 | \$649,000

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

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

UNDER AGREEMENT

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

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 | \$3,045,000



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 | \$5,150,000



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 | \$3,399,000



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 | \$1,650,000

INDUSTRIAL



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. Temp buildings to be removed.

Building Size | 19,280 SF (combined total)
List Price | \$4,395,000



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



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



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



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



396 STATION ROAD

GREAT VILLAGE | COLECHESTER

Commercial property with 3 buildings on 1.99 acres. 12' - 22.5' Clear ceiling height. Includes grade loading, food grade walls and large solar system.

Building Size | 15,014 SF
List Price | \$2,495,000

FOR SALE

OCTOBER SPOTLIGHT – 250 NORTH STREET

INDUSTRIAL

This 5,600 SF commercial property on a 1.29-acre lot features a 4,000 SF front building (1985, renovated 2016) with 5 private offices, boardroom, showroom, and workshop, and a 1,600 SF rear building (2018) with warehouse space. Two 10' x 10' & 17' x 6' double man door in the front building and two (2) 12' high x 10' wide at rear building.

Equipped with modern HVAC, security systems, and municipal water/sewer, it offers versatile space for office, retail, or storage needs.

Located in the heart of Bridgewater, Nova Scotia, 250 North Street is a prime industrial/commercial property situated within the General Commercial (C5) zoning district. This property benefits from excellent visibility, accessibility, and proximity to key amenities, making it an ideal hub for businesses seeking a central location in a thriving commercial area.

Building Size: Front Building: 4,000 SF | Rear Building: 1,600 SF (5,600 SF Combined Total)

Lot Size: 56,182 SF (1.29 Acres)

List Price: \$1,395,000



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