

MIXED-USE FOR LEASE

7 BAYVIEW ROAD

7 BAYVIEW ROAD, HALIFAX, NS B3M 3Y9



MODERN MIXED-USE FOR LEASE WITH SPECTACULAR OCEAN VIEWS

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

ALLY CONNORS, BBA

Commercial Real Estate Advisor

O: (902) 407-0001

C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

TOM GERARD, CCIM, SIOR

Commercial Practice Manager

O: (902) 407-2489

C: (902) 830-1318

tomgerard@kwcommercial.com

Nova Scotia

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

7 BAYVIEW ROAD



OFFERING SUMMARY

Property Type: Commercial / Residential

Available Space: 9,750 SF (Total)
6,800 SF (Commercial)
2,950 SF (Residential)

Building Features: - Elevatored
- Floor to Ceiling Windows
in Penthouse Suite

Parking: 21 Paved Parking Spaces
2-Car Heated Garage

Lease Rate: Call for Details

PROPERTY OVERVIEW

Modern mixed-use commercial building offering exceptional functionality, large floor plates, and onsite parking — ideally suited for an occupier seeking a versatile asset in the Halifax market.

Situated on Bayview Road, this detached 3-storey mixed-use property delivers nearly 10,000 SF of total gross floor area, thoughtfully laid out across a full lower level, expansive main level, and a bright second level with easy elevatored access. The second level consists of 1 x 1 Bedroom unit and 1 x 2 Bedroom Penthouse Apartments with exceptional interior finishes, allowing a business owner to live and work onsite.

Amazing ocean views from all sides of the building and presents a durable, well-maintained structure with metal exterior cladding, rolled bitumen roofing, and vinyl windows, designed for longevity and minimal upkeep.

LOCATION OVERVIEW

Situated on the corner of the Bedford Highway and Bayview Road, in Halifax's vibrant west end, 7 Bayview Road offers prime mixed-use commercial space in a dynamic corridor blending professional offices, healthcare clinics, retail shops, and boutique services like florists, jewelers, and specialty food markets. Just 5 km from downtown Halifax's core, and mere minutes from the historic community of Bedford, providing seamless access across the Halifax Regional Municipality.

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

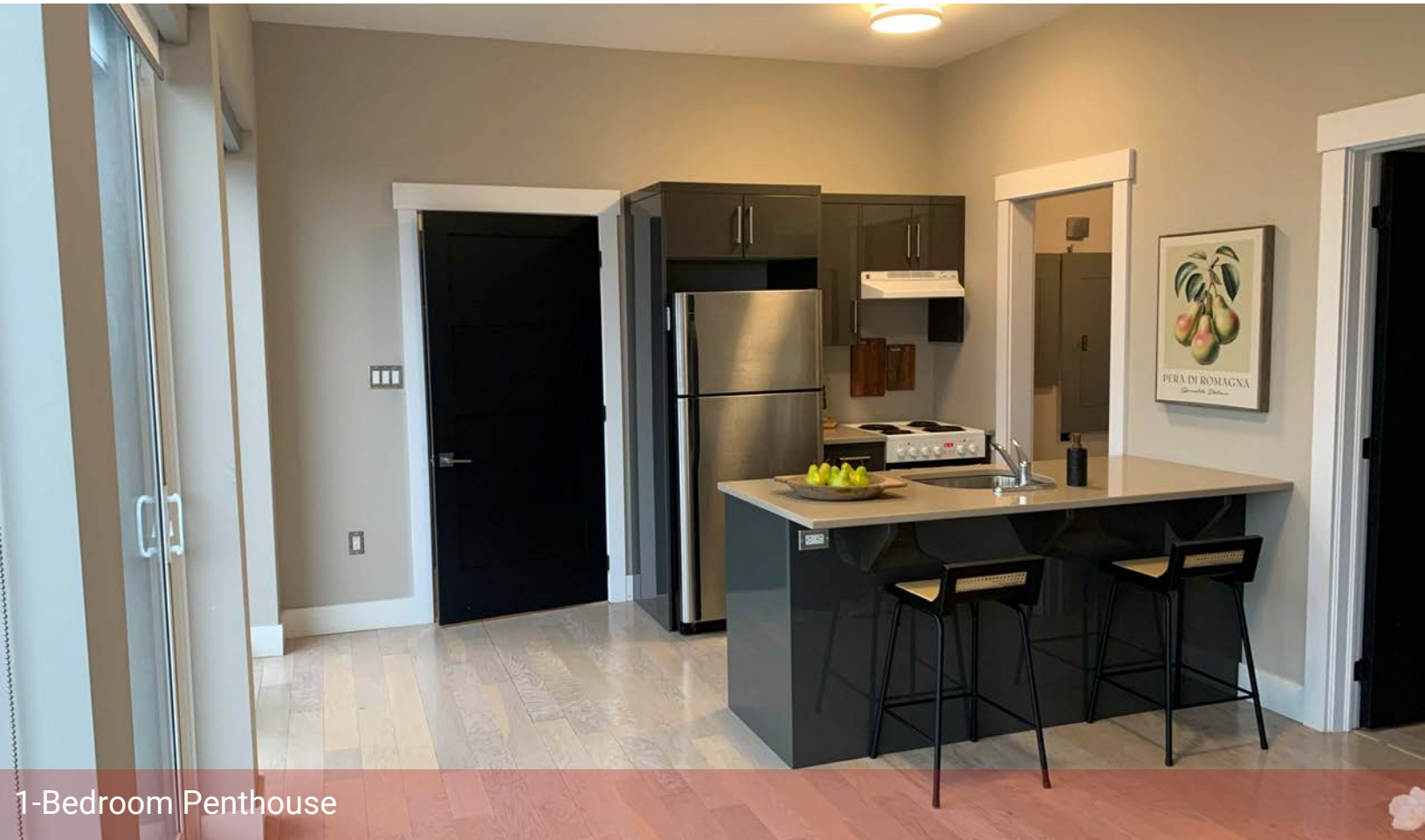
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

ALLY CONNORS, BBA
Commercial Real Estate Advisor
O: (902) 407-0001
C: (902) 717-4824
allythibodeau@kwcommercial.com
Nova Scotia

TOM GERARD, CCIM, SIOR
Commercial Practice Manager
O: (902) 407-2489
C: (902) 830-1318
tomgerard@kwcommercial.com
Nova Scotia

PROPERTY PHOTOS

7 BAYVIEW ROAD



PROPERTY PHOTOS

7 BAYVIEW ROAD

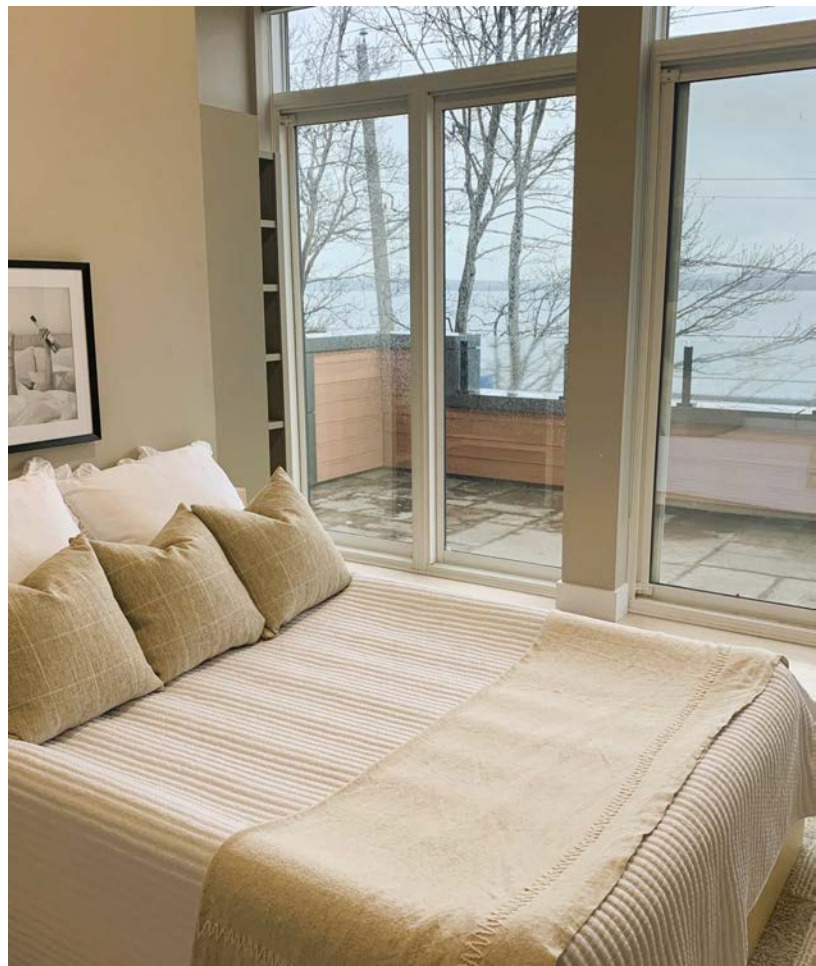


2-Bedroom Penthouse



PROPERTY PHOTOS

7 BAYVIEW ROAD



PROPERTY PHOTOS

7 BAYVIEW ROAD



Commercial / Office



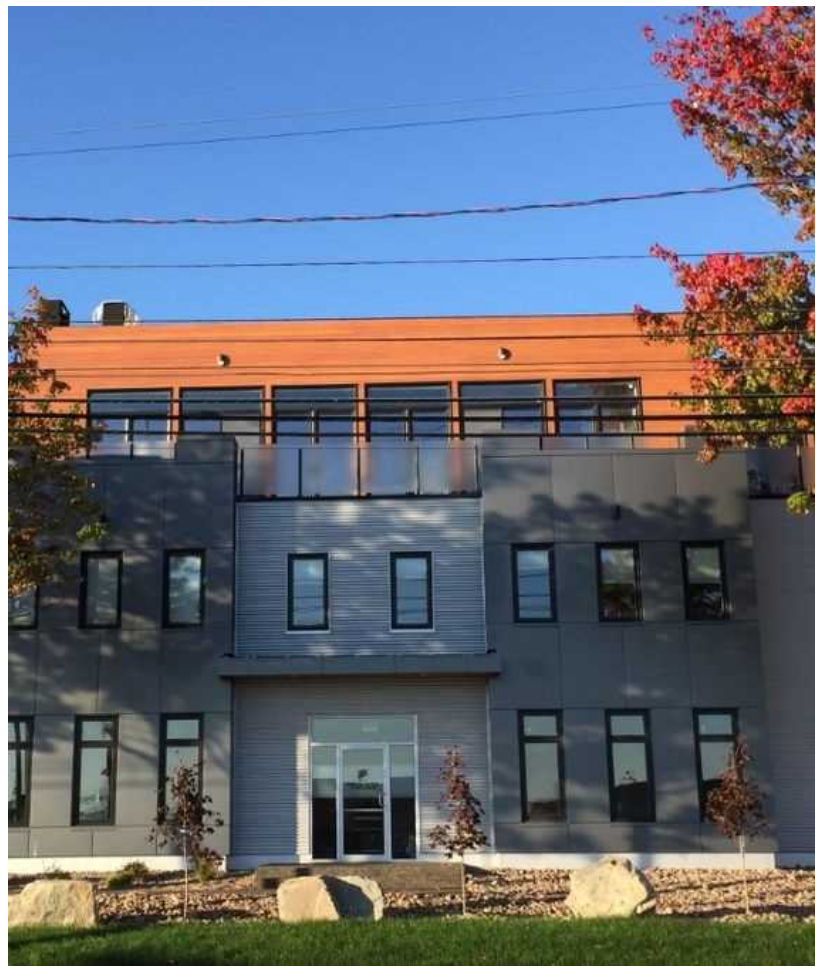
PROPERTY PHOTOS

7 BAYVIEW ROAD



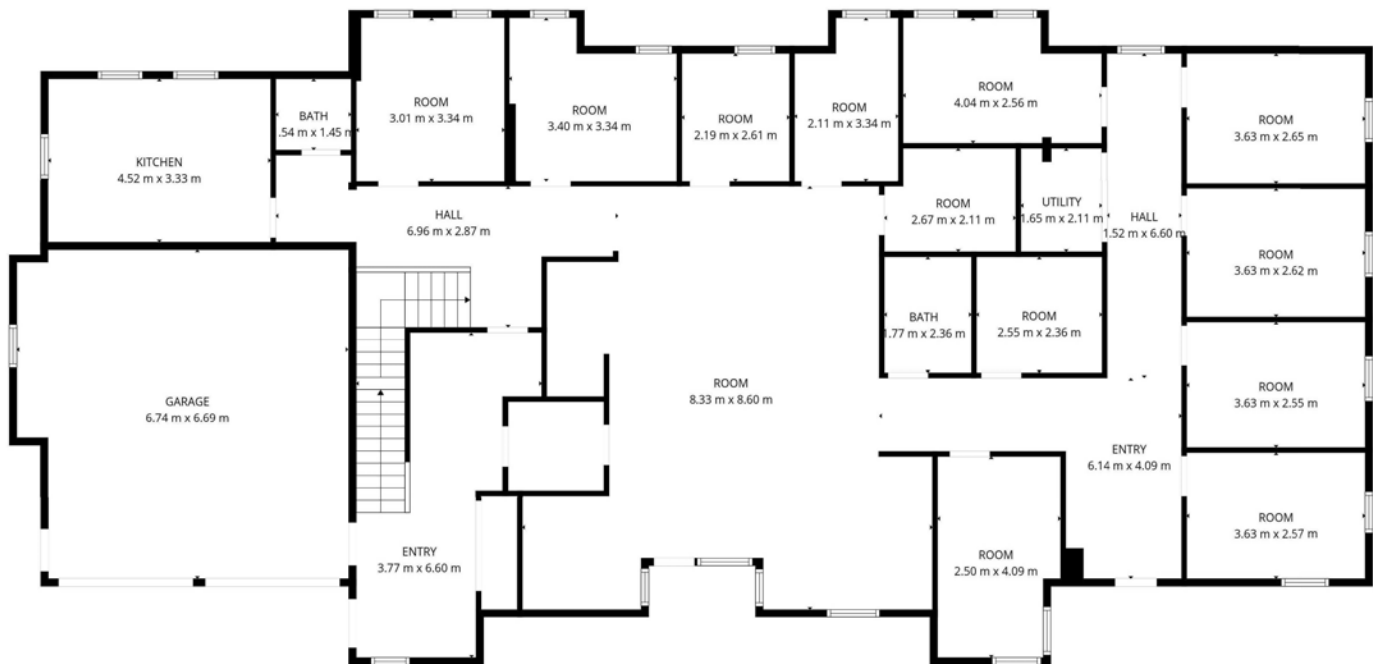
PROPERTY PHOTOS

7 BAYVIEW ROAD



FLOOR PLAN

7 BAYVIEW ROAD



Main Level

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

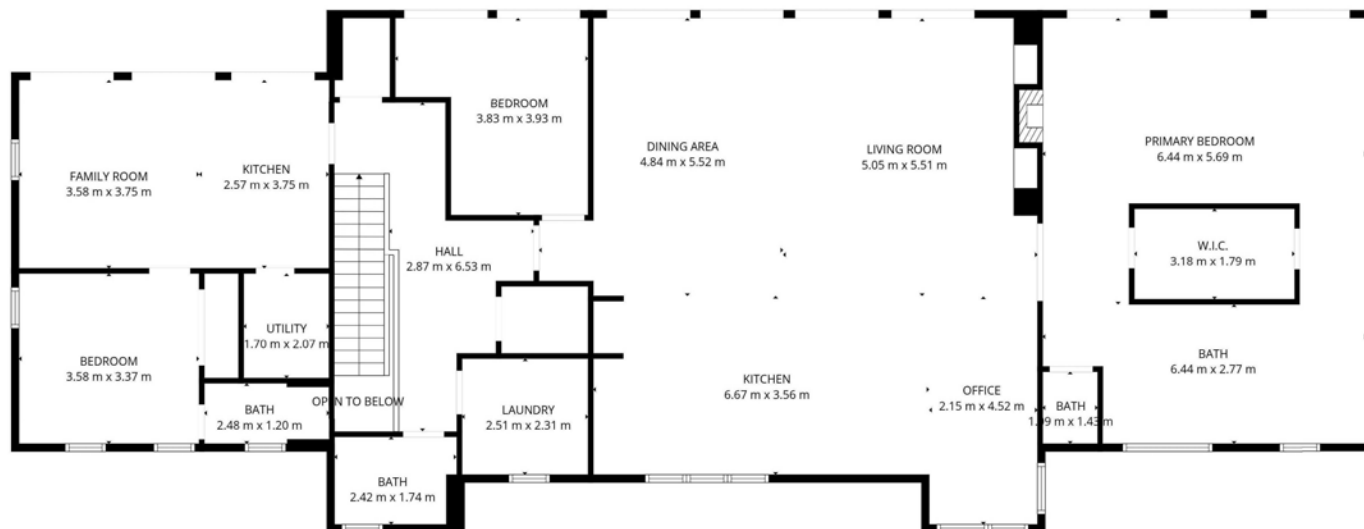
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

ALLY CONNORS, BBA
Commercial Real Estate Advisor
O: (902) 407-0001
C: (902) 717-4824
allythibodeau@kwcommercial.com
Nova Scotia

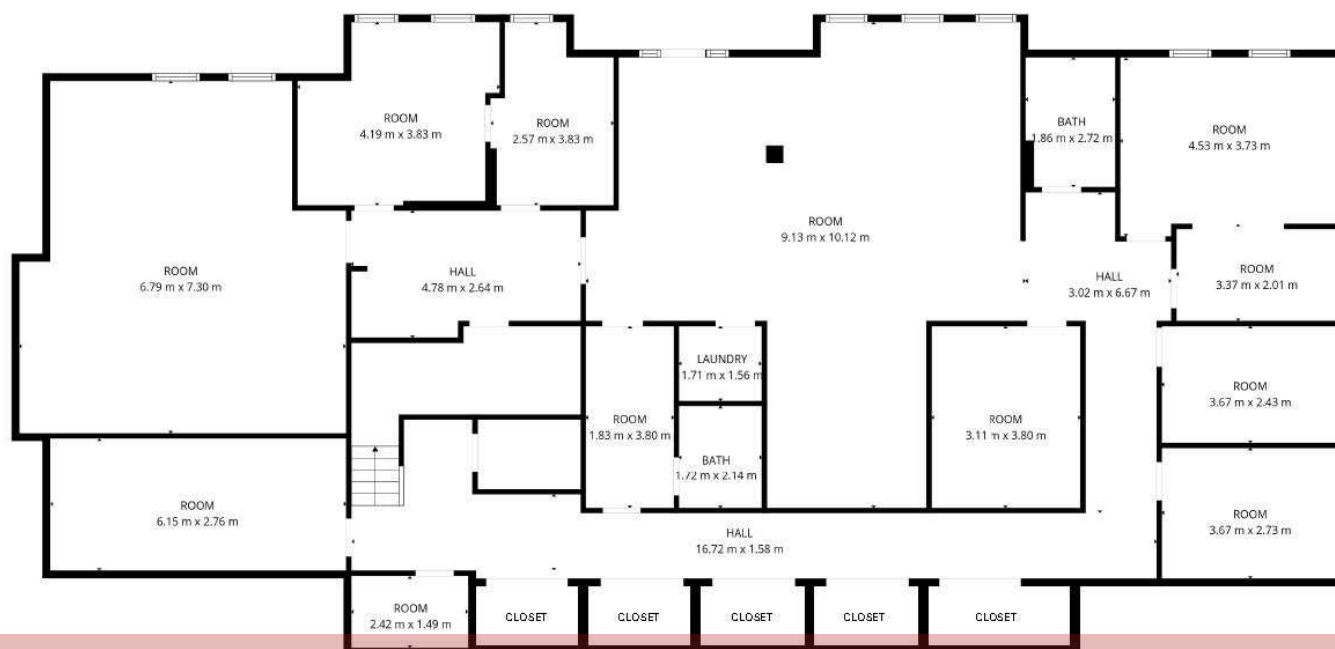
TOM GERARD, CCIM, SIOR
Commercial Practice Manager
O: (902) 407-2489
C: (902) 830-1318
tomgerard@kwcommercial.com
Nova Scotia

FLOOR PLAN

7 BAYVIEW ROAD



Upper Level



Lower Level

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

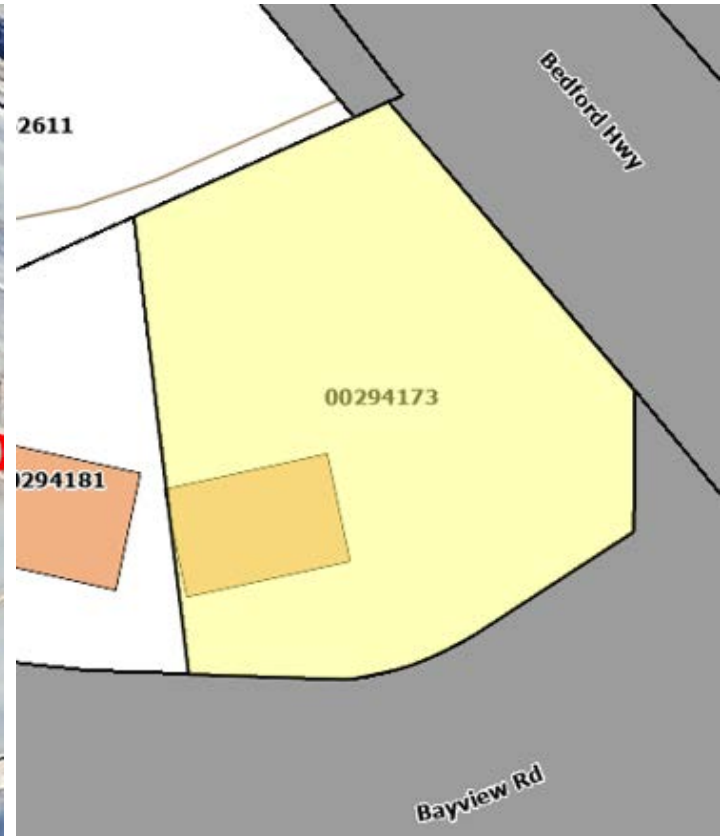
kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

ALLY CONNORS, BBA
Commercial Real Estate Advisor
O: (902) 407-0001
C: (902) 717-4824
allythibodeau@kwcommercial.com
Nova Scotia

TOM GERARD, CCIM, SIOR
Commercial Practice Manager
O: (902) 407-2489
C: (902) 830-1318
tomgerard@kwcommercial.com
Nova Scotia

LOCATION HIGHLIGHTS

7 BAYVIEW ROAD



Located on the corner of Bedford Highway and Bayview Road in Halifax's vibrant west end, 7 Bayview Road offers prime mixed-use commercial space in a dynamic corridor blending professional offices, healthcare clinics, retail shops, and boutique services like florists, jewelers, and specialty food markets. The surrounding Bedford Basin area buzzes with diverse commercial activity, including waterfront developments and small businesses that cater to both locals and commuters, fostering a supportive ecosystem for growth. Just 5 km from downtown Halifax's core, and mere minutes from the historic community of Bedford, providing seamless access across the Halifax Regional Municipality.

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



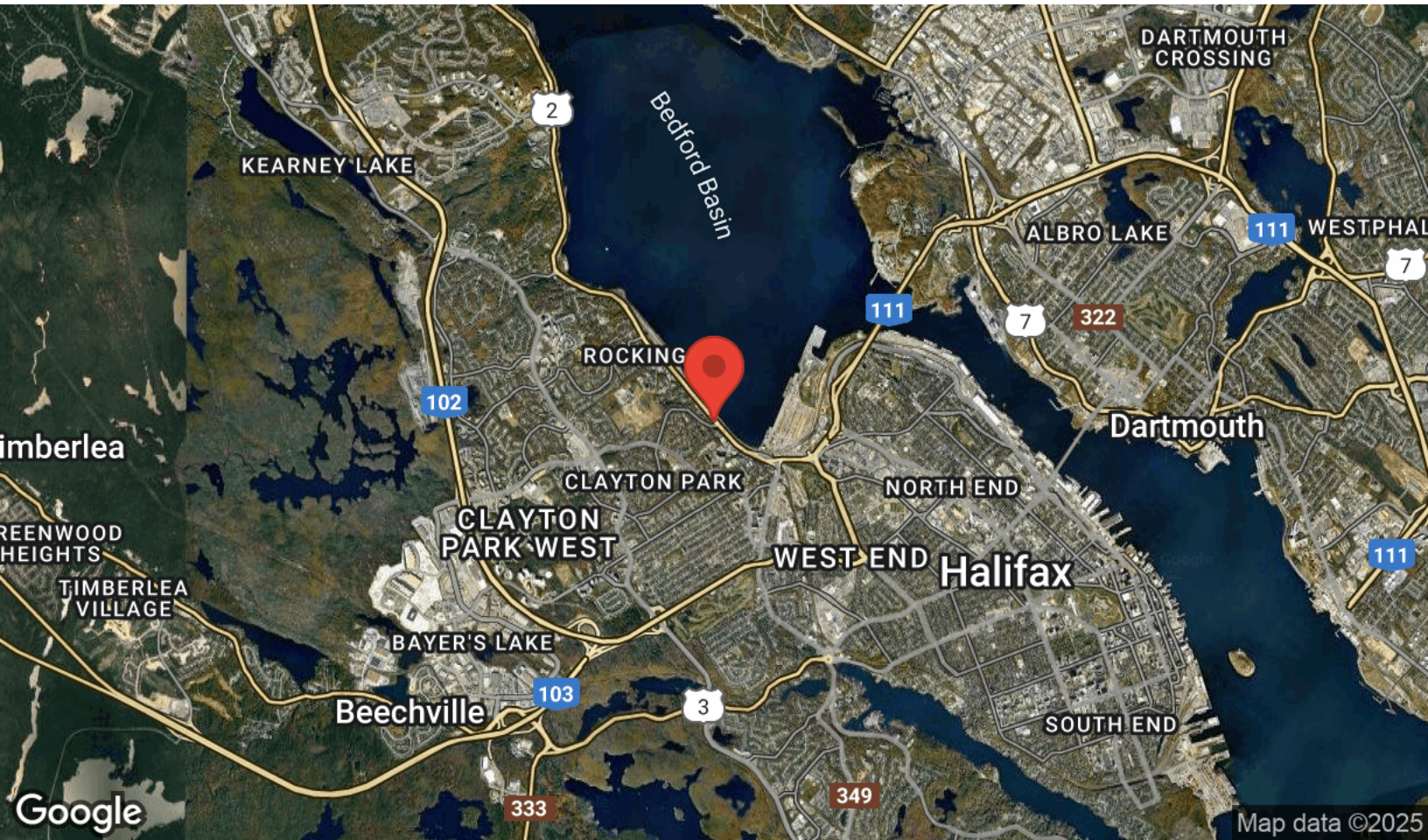
Each Office Independently Owned and Operated

ALLY CONNORS, BBA
Commercial Real Estate Advisor
O: (902) 407-0001
C: (902) 717-4824
allythibodeau@kwcommercial.com
Nova Scotia

TOM GERARD, CCIM, SIOR
Commercial Practice Manager
O: (902) 407-2489
C: (902) 830-1318
tomgerard@kwcommercial.com
Nova Scotia

LOCATION MAPS

7 BAYVIEW ROAD





CONTACT INFORMATION

7 BAYVIEW ROAD



ALLY CONNORS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-717-4824 | ALLYTHIBODEAU@KWCOMMERCIAL.COM



TOM GERARD
COMMERCIAL PRACTICE MANAGER
KW COMMERCIAL ADVISORS

902-830-1318 | TOMGERARD@KWCOMMERCIAL.COM