

**191 JOSEPH ZATZMAN DRIVE
BURNSIDE BUSINESS PARK | DARTMOUTH**

Units 1 & 2 featuring 18'6" clear ceiling height with one (1) 10' x 18' wide dock loading (additional possible). 53' Truck turning radius and rail siding potential at rear.

Available Space | 7,699 sf
Lease Rate | \$13.00 Net

**20-24 AKERLEY BOULEVARD
BURNSIDE BUSINESS PARK | DARTMOUTH**

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

**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. Adjacent to Aberdeen Hospital.

Lot Size | 1.13 acres
List Price | \$1,049,000

**145 COW BAY ROAD
COW BAY | EASTERN PASSAGE**

Main level automotive shop with 2nd level residential on 0.55 acre lot. 12'8" – 14' clear ceiling height. 12'10" Wide x 10' high grade loading. C2 (General Business) zone.

Building Size | 2,225 sf
List Price | \$849,000

**1423 FALL RIVER ROAD
FALL RIVER | NOVA SCOTIA**

2-Level building with 2 commercial units and 2 residential units. Upper level includes 2 offices, open work area, kitchenette, and reception area on the main level. Lower level includes 3 offices, reception and waiting area.

Building Size | 4,436 sf
List Price | \$1,255,000

**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

**355 HAROLD WHYNOT ROAD
BRIDgewater | NOVA SCOTIA**

Commercial property formerly used as an RV showroom and maintenance facility. Includes 5 grade loading, and ample paved parking on a 3.59 acre highway exposure lot.

Building Size | 7,200 sf
List Price | \$2,950,000

**319 LAKE ROAD
NOEL | NOVA SCOTIA**

Mixed-Use property currently used as a CFIA approved butcher / slaughter house plus two residential buildings.

Lot Size | 4 acres (2 PIDs)
Building Size | 9,016 sf (4 Buildings)
List Price | \$1,595,000

**7859 HIGHWAY 14
WINDSOR | BROOKLYN**

25' x 46' two-level commercial building on 1.09 acre lot. Currently used as a dental clinic. LC (Local Commercial) zone. 331 Unfinished space on the lower level.

Building Size | 2,300 sf
List Price | \$549,000



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4th Quarter 2025

**kw COMMERCIAL
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Issue # 55

**41 GURHOLT DRIVE****BURNSIDE BUSINESS PARK | DARTMOUTH**

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

264 NORTH STREET**BRIDgewater | NOVA SCOTIA**

Commercial gas bar offered as an asset sale or turn-key business. Currently operating as a Petro-Can, convenience store, Robins and One Stop. Renovated in 2023. C5 (General Business) zone. 1.31 Acre lot.

Building Size | 3,250 sf
List Price | \$2,475,000

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 | \$599,000

FEATURED LISTINGS



NEW

**293 PARK ROAD
ELMSDALE BUSINESS PARK | EAST HANTS**

Industrial building with 1,200 SF mezzanine on 1.7 acres of land. 16' Clear ceiling in warehouse with 14' x 12' loading. Energy efficient rooftop heating/cooling for low maintenance operations. C-4 zoning.

Building Size | 7,200 sf (Combined)
List Price | \$2,595,000

**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

**396 STATION ROAD
GREAT VILLAGE | COLCHESTER**

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.

Lot Size | 15,014 sf
List Price | \$2,495,000

902-407-2489

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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



109 ILSLEY AVENUE
DARTMOUTH | BURNSIDE BUSINESS PARK
Versatile combined office / warehouse with 1 x 8' grade loading and 1 x 12' grade loading doors. Energy efficient unit. Sublease expiry: September 30th, 2029.

Available Space | 2,222 sf
Lease Rate | \$14.68 - \$16.04 Net



68 HIGHFIELD PARK DRIVE
DARTMOUTH | NOVA SCOTIA
Class "A" mixed-use building with 2nd floor office. Includes 3 offices, reception and kitchenette. Corner windows for lots of natural light.

Available Space | 900 sf
Lease Rate | \$18.00 PSF



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



45 THORNE AVENUE
BURNSIDE BUSINESS PARK | DARTMOUTH
New construction with each unit measuring 40' x 50'. 16' Clear ceilings with 12' x 14' grade loading door. 3 Ton ducted heat pumps installed. Available December 2025.

Available Space | 2,000 sf - 4,000 sf
Lease Rate | \$20.00 Net



LOT 2B BRUCE STREET
DARTMOUTH | WOODLAWN
"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



30 GURHOLT DRIVE
BURNSIDE BUSINESS PARK | DARTMOUTH
Large industrial lot with approx. dimensions of 230' x 260'. To be graded and fenced. BGI (Burnside General) zoning. Snow clearing not included.

Available Space | 60,000 sf
Lease Rate | \$2.00 Semi-Gross



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



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



15 GARLAND AVENUE
DARTMOUTH | BURNSIDE BUSINESS PARK
Concrete tilt-up construction industrial building with 3,359 SF office/showroom space and 4,851 SF warehouse. 24' Clear height, 1 dock and 1 grade loading door with 53' truck radius.

Available Space | 8,210 sf
Lease Rate | \$15.50 Net



45-53 FIELDING AVENUE
BURNSIDE BUSINESS PARK | DARTMOUTH
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



MILFORD LANDS
MILFORD INDUSTRIAL PARK | NOVA SCOTIA
2 Large undeveloped lots ranging in size from 5.63 acres to 8 acre parcels. Generally flat topography. Also available for lease. IC Industrial Commercial Zone.

Lot Size | 5.63-13.63 acres
List Price | Call For Details



34 ISNOR DRIVE
DARTMOUTH | BURNSIDE BUSINESS PARK
Single tenant clear span industrial building with 24.5' ceiling height. Includes 2 dock loading and 14' x 12' grade level loading. Lot to be subdivided.

Building Size | 11,520 sf
List Price | \$3,995,000
Lease Rate | \$14.50 Net



120 JOSEPH ZATZMAN DRIVE
BURNSIDE BUSINESS PARK | DARTMOUTH
11,928 SF Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane. Includes 2,960 SF steel Quonset hut.

Building Size | 14,888 sf (combined)
List Price | \$4,195,000
Lease Rate | \$16.00 Net



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



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



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



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



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.

Building Size | 5,552 sf
List Price | \$549,000



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. Zoned for recreation.

Lot Size | 12.35 acres
List Price | \$2,995,000



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



1000 WINDMILL ROAD
DARTMOUTH | BURNSIDE BUSINESS PARK
Flex office 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



ELMSDALE LOT 174 TJ
ELMSDALE BUSINESS PARK | ELMSDALE
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



HIGHWAY 14, WINDSOR ROAD
CHESTER | NOVA SCOTIA
Vacant land lots with GB General Business zoning allows for a variety of development uses, including residential or trailer park. Minutes from Chester and easy access to Highway 103 via Exit 8.

Lot Size | over 100 acres
List Price | \$595,000