

OFFICE / RETAIL FOR LEASE



## 199 BEDFORD HIGHWAY

199 BEDFORD HIGHWAY, HALIFAX, NS B3M 0R5



HIGH EXPOSURE LOCATION WITH  
YARD SPACE FOR LEASE

**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](mailto:allythibodeau@kwcommercial.com)

Nova Scotia

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## EXECUTIVE SUMMARY

199 BEDFORD HIGHWAY



### OFFERING SUMMARY

Property Type:	Office / Retail
Current Use:	Daycare
Available Space:	4,000 SF
Parking:	9 Dedicated Parking Spaces
Lease Rate:	\$8,000 / Month Triple Net

### PROPERTY OVERVIEW

Prominent office / retail opportunity located along the Bedford Highway, offering exceptional exposure with traffic counts of up to 48,000 vehicles per day.

The 4,000 SF space features existing leaseholds, ample natural light, exterior yard space, and nine dedicated parking stalls with potential for additional parking.

Available September 2026, this property is well suited for a range of commercial or service-based users, including professional services, medical, or administrative users seeking a highly visible and accessible location in a prime corridor.

### LOCATION OVERVIEW

199 Bedford Highway is situated on a well-established commercial corridor between Halifax and Bedford, surrounded by retail, office, and service businesses, including banks, restaurants, and Sunnyside Mall.

Just 15–20 minutes from Downtown Halifax with easy access to Highway 102, the location benefits from strong daytime traffic and convenient connections to Bedford, Dartmouth, and the greater HRM.

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## PROPERTY PHOTOS

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## FLOOR PLAN

199 BEDFORD HIGHWAY



### Main Level

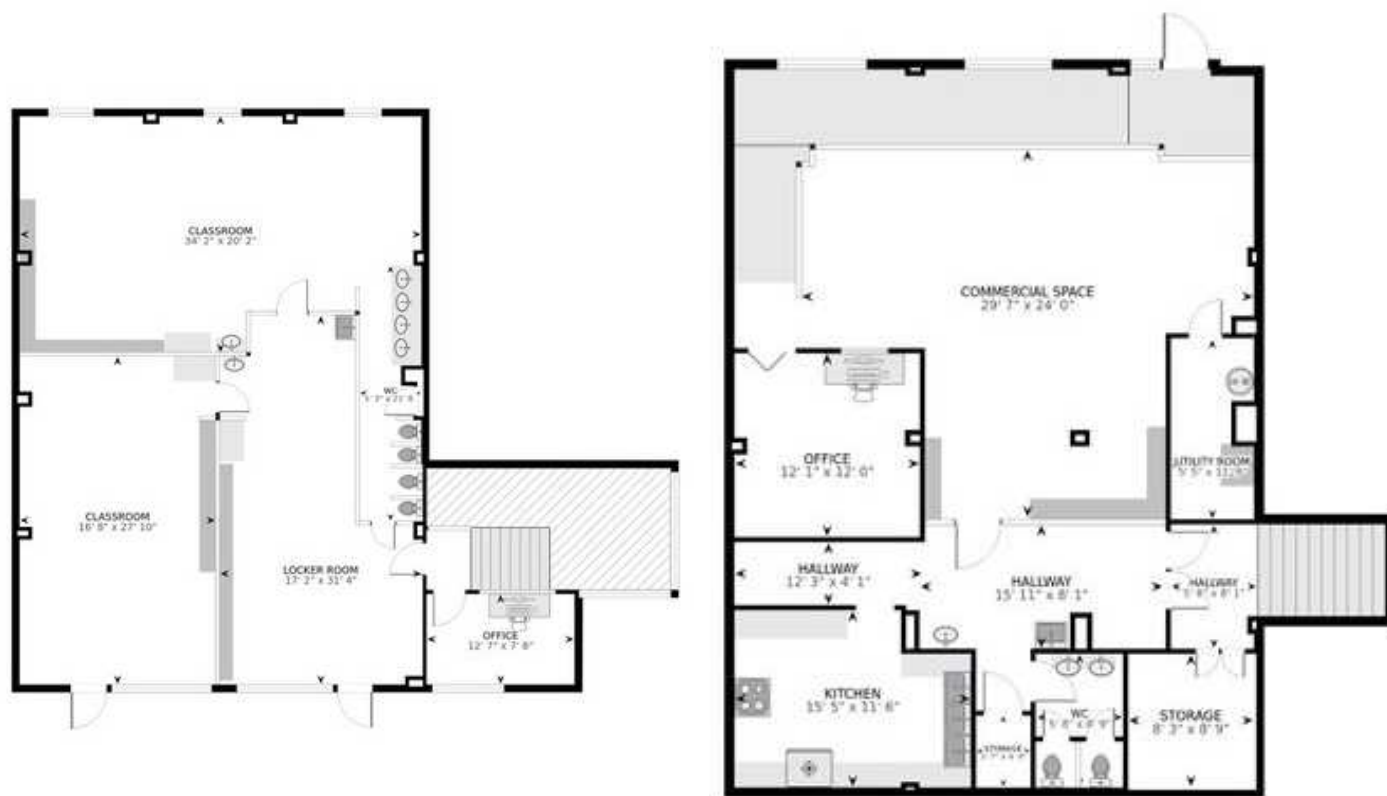
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# FLOOR PLAN

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## 2nd Level

## Basement

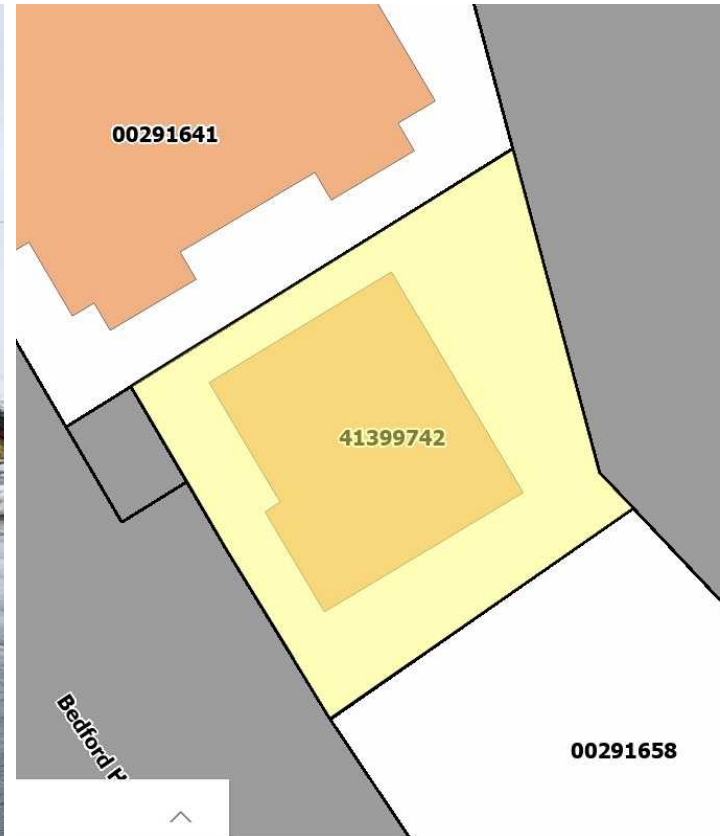
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## LOCATION HIGHLIGHTS

### 199 BEDFORD HIGHWAY



199 Bedford Highway benefits from a well-established commercial corridor between Halifax and Bedford in the Halifax Regional Municipality, surrounded by a diverse mix of retail, office and service businesses including banks, restaurants, clinics and regional shopping hubs like Sunnyside Mall.

Nearby commercial and professional destinations along the Bedford Highway provide strong daytime population and convenient amenities for employees and clients alike.

Strategically positioned approximately 15–20 minutes' drive north of Downtown Halifax and with easy access to Highway 102, the location draws from across Bedford, Dartmouth and greater HRM markets.

This highly trafficked arterial route also connects directly to key regional thoroughfares, enhancing accessibility to major employment and residential nodes throughout Nova Scotia.

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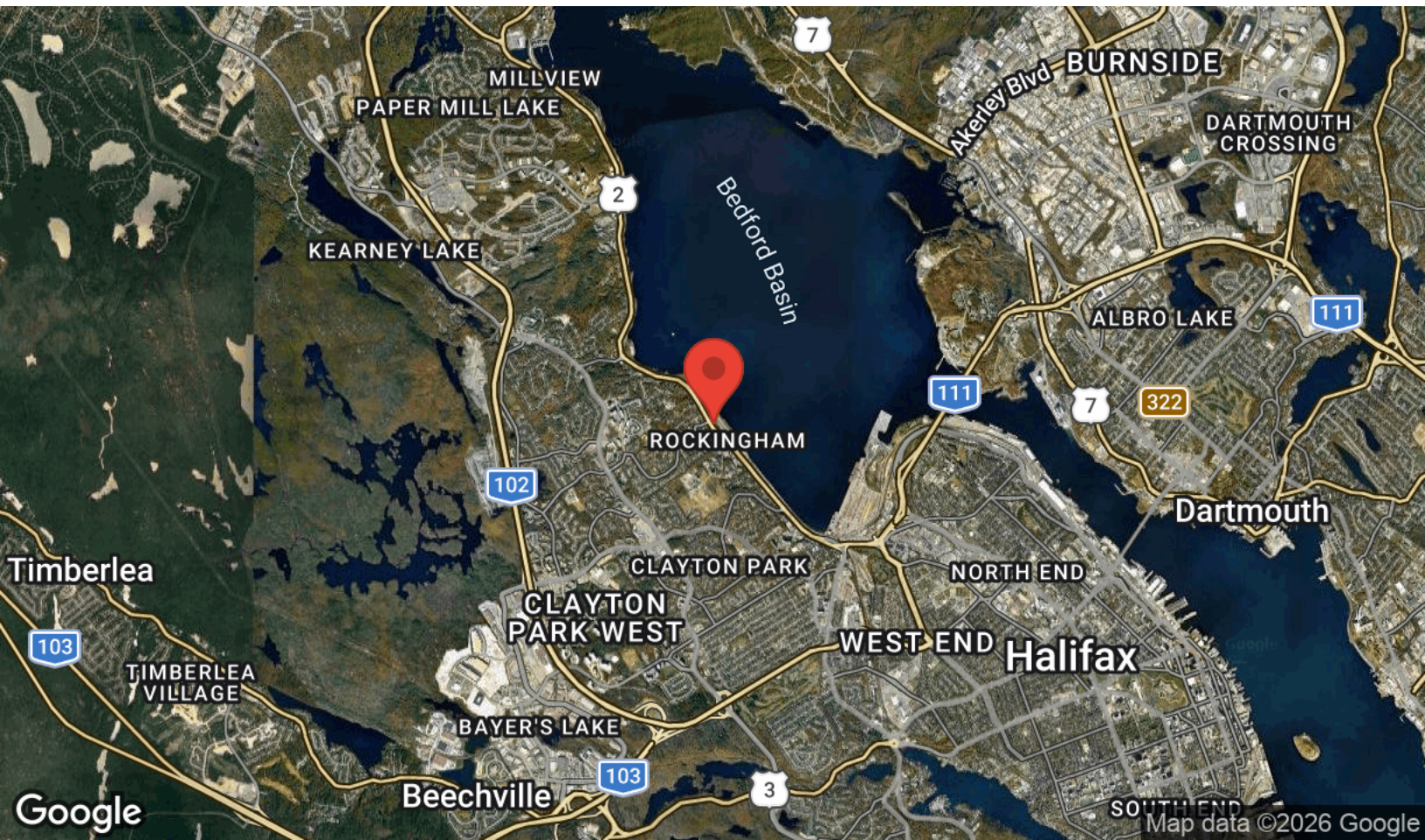
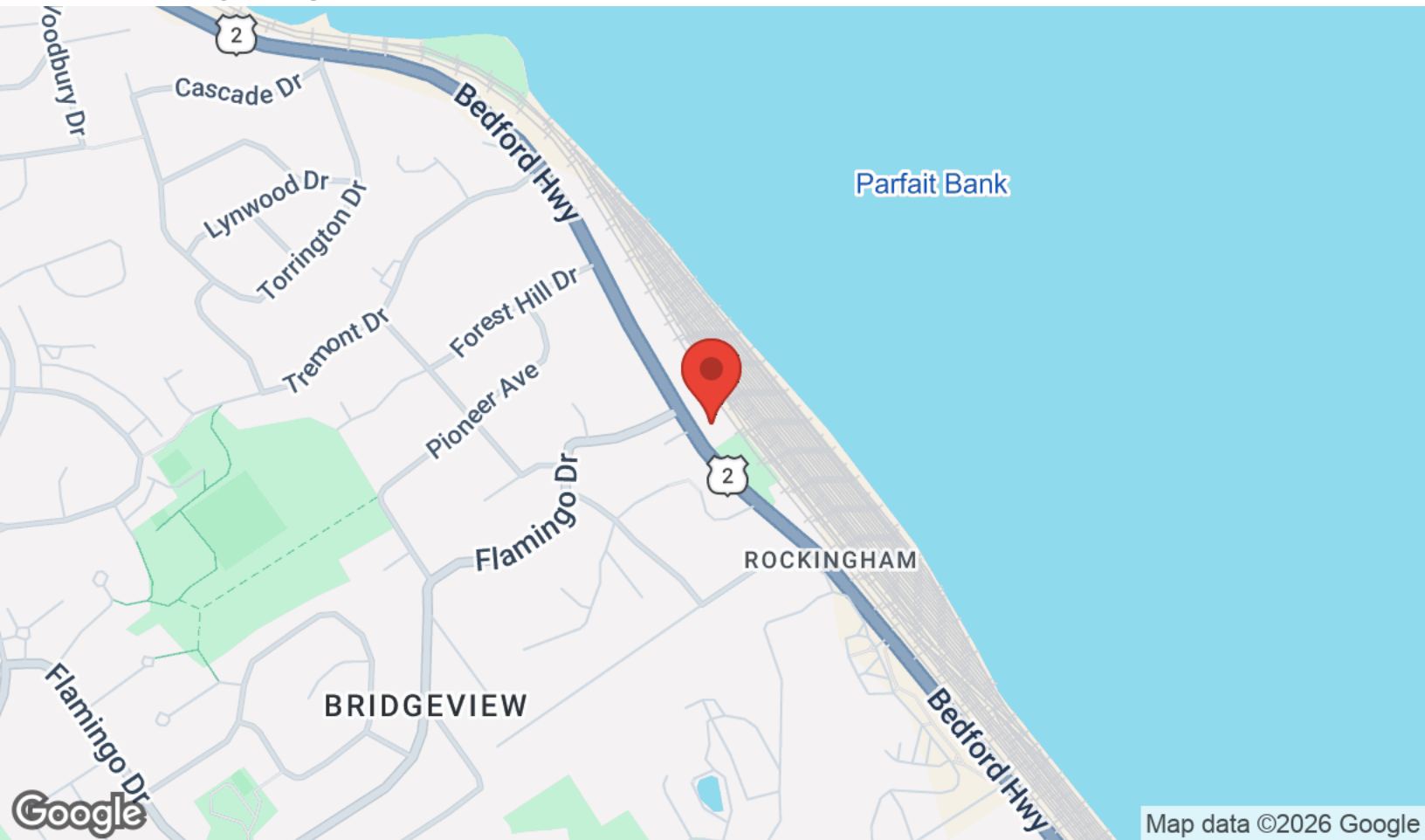


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## LOCATION MAPS

199 BEDFORD HIGHWAY



# BUSINESS MAP

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## CONTACT INFORMATION

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