

OFFICE / RETAIL FOR LEASE

199 BEDFORD HIGHWAY

199 BEDFORD HIGHWAY, HALIFAX, NS B3M 0R5

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ADVISORS[®]



HIGH EXPOSURE LOCATION WITH
YARD SPACE FOR LEASE

KW COMMERCIAL ADVISORS

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

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Each Office Independently Owned and Operated

PRESENTED BY:

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Nova Scotia

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EXECUTIVE SUMMARY

199 BEDFORD HIGHWAY

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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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PROPERTY PHOTOS

199 BEDFORD HIGHWAY



FLOOR PLAN

199 BEDFORD HIGHWAY



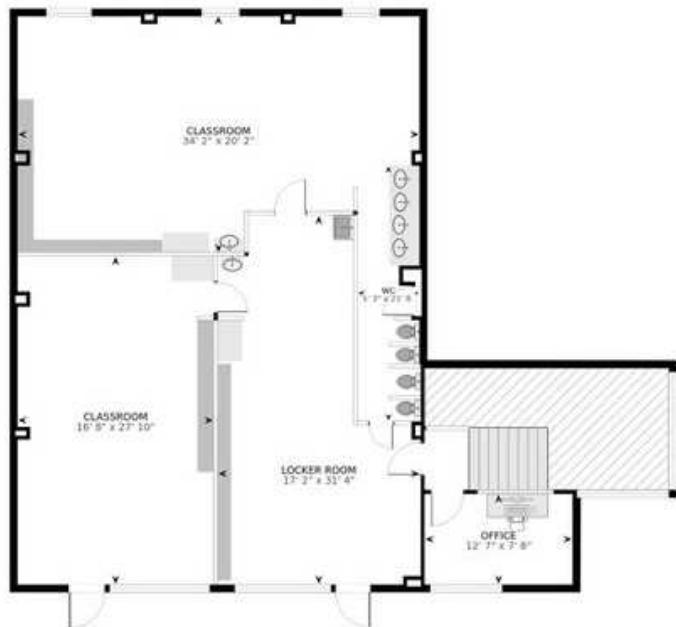
Main Level

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FLOOR PLAN

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2nd Level

Basement

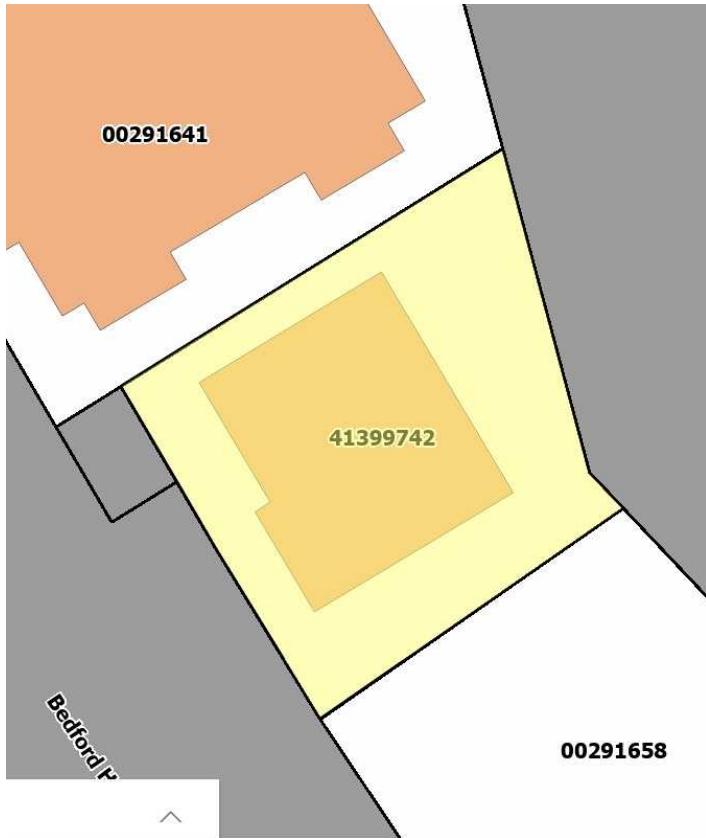
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LOCATION HIGHLIGHTS

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.

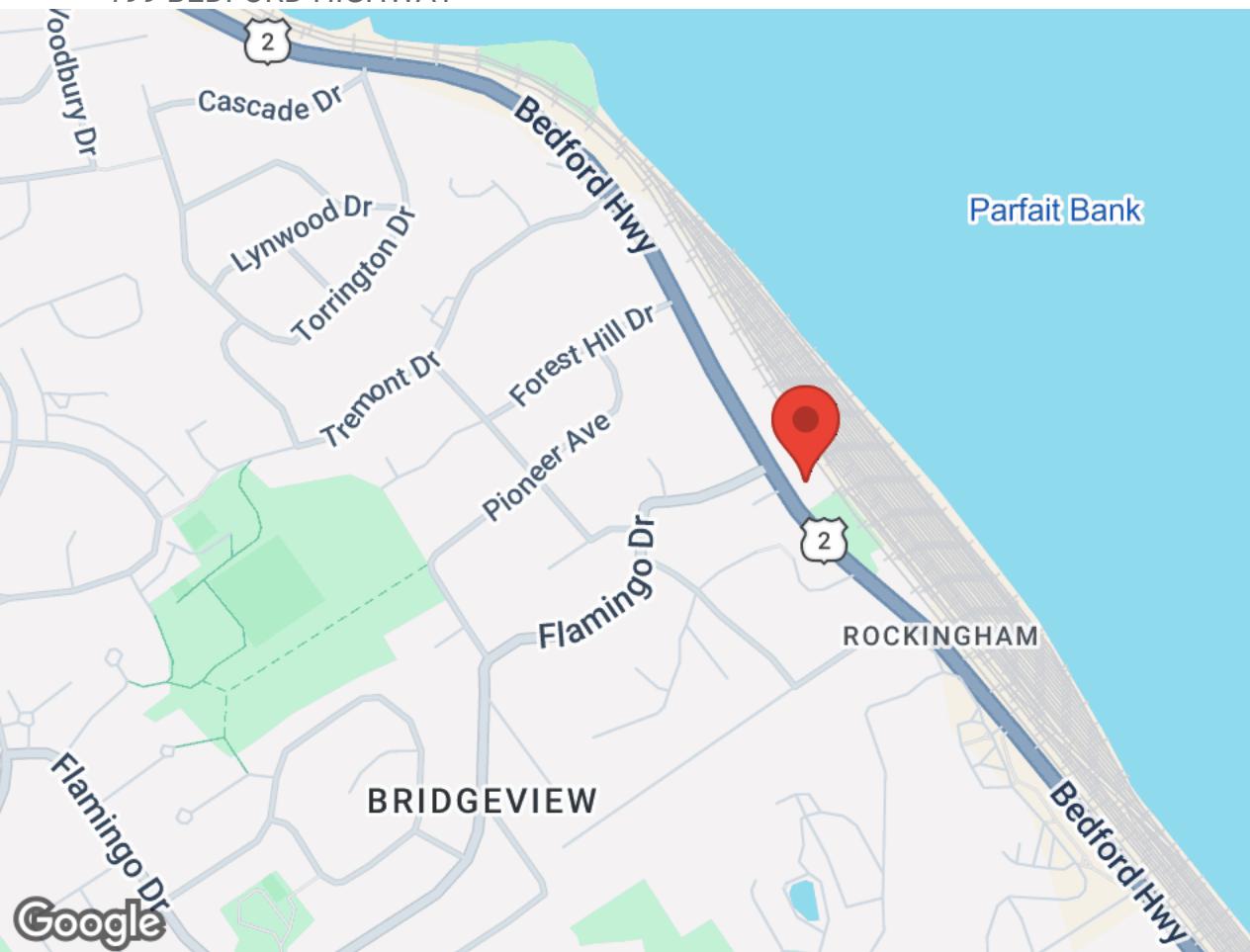
Nearby commercial and professional destinations along the Bedford Highway provide strong daytime population and convenient amenities for employees and clients alike.

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.

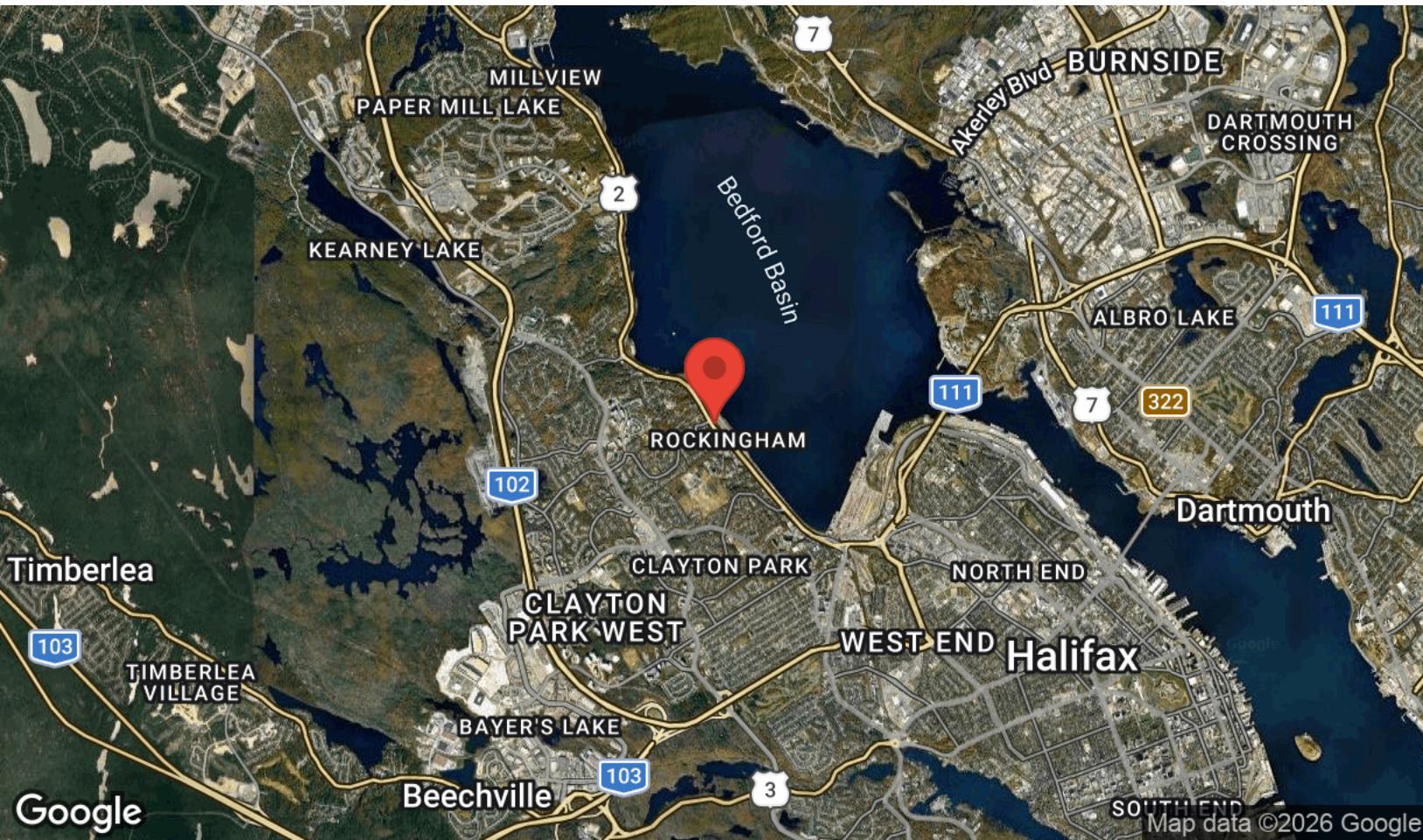
This highly trafficked arterial route also connects directly to key regional thoroughfares, enhancing accessibility to major employment and residential nodes throughout Nova Scotia.

LOCATION MAPS

199 BEDFORD HIGHWAY



Map data ©2026 Google



Map data ©2026 Google

BUSINESS MAP

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CONTACT INFORMATION

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