

COMMERCIAL FOR LEASE

**kw** COMMERCIAL  
ADVISORS

## THE LIAM

533 SACKVILLE DRIVE, LOWER SACKVILLE, NS B4C 2S1



FOR LEASE

**KW COMMERCIAL ADVISORS**

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Each Office Independently Owned and Operated

**PRESENTED BY:**

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Nova Scotia

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## EXECUTIVE SUMMARY

533 SACKVILLE DRIVE



### OFFERING SUMMARY

Property Type:	Ground Floor Commercial
Available Space:	1,050 SF
Parking:	3 Designated Parking Spaces
Lease Rate:	\$28.00 PSF
CAM & Tax:	\$10.00 PSF
Utilities:	Not Included

### PROPERTY OVERVIEW

The available premises is 1,050 SF of first-generation space in the newly built apartment building, The Liam. This space is being outfitted with three offices, a kitchenette, a bathroom, and an open reception/waiting area. Tailored towards professional office users or medical professionals. Plenty of natural light fills the premises through its large windows, which in turn provides excellent frontage and signage opportunities.

Situated on the ground floor, this unit provides a customer base onsite with the residential tenants residing above. Sackville Drive, as of 2022, has an average traffic count of 16,000 cars per day, providing easy access and high visibility.

### LOCATION OVERVIEW

Sackville is one of HRM's fastest growing communities with over 1,000 apartment units scheduled to be developed in the area. The near by amenities include restaurants, library, supermarket, day care facility, and gym. The building is situated in a central location with nearby highway access.

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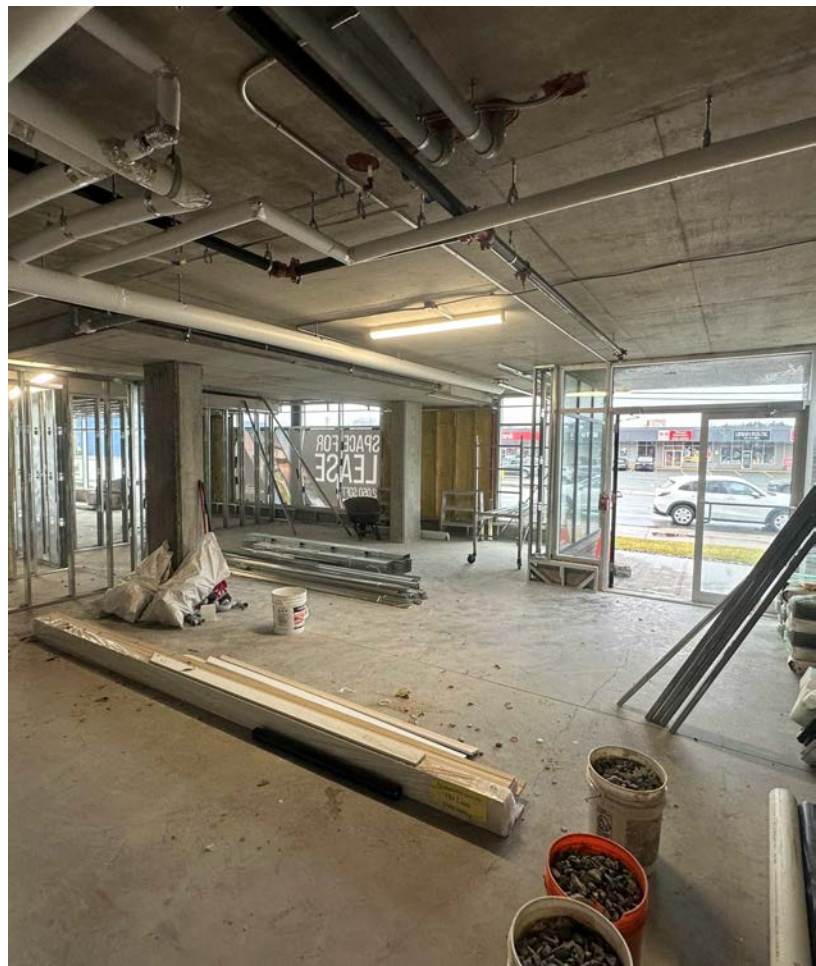
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# PROPERTY PHOTOS

533 SACKVILLE DRIVE





## PROPERTY PHOTOS

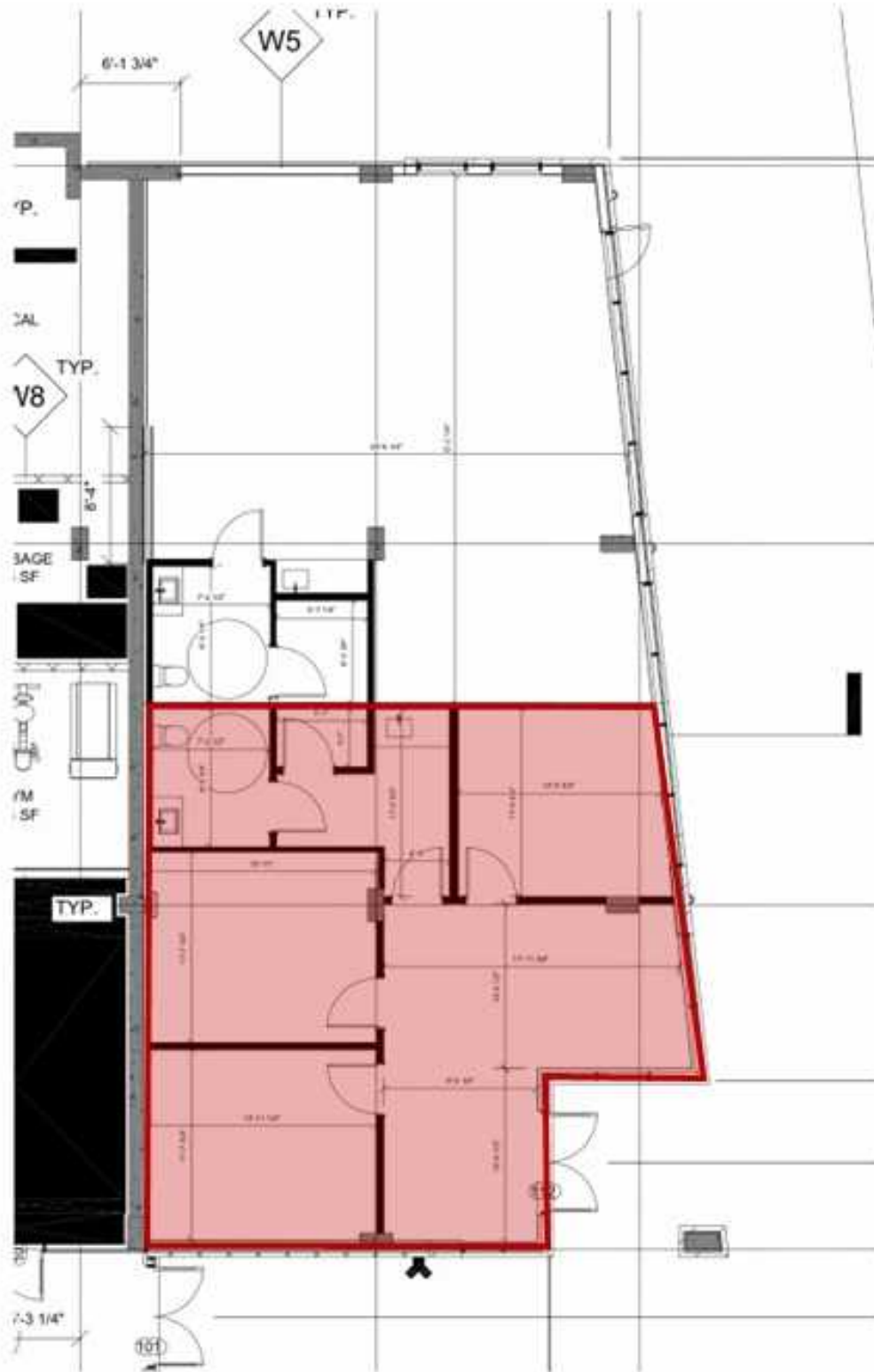
533 SACKVILLE DRIVE





# FLOOR PLAN

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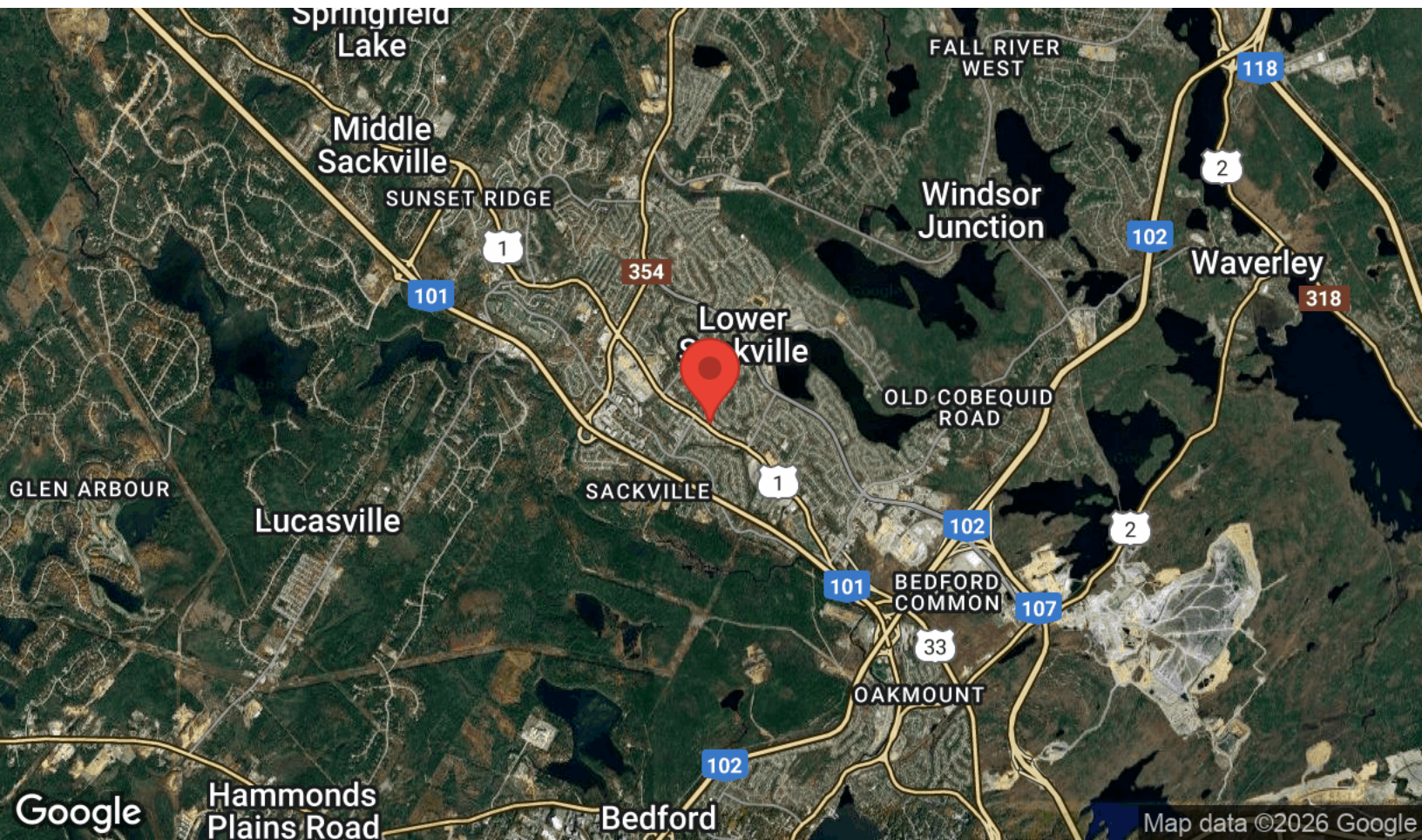
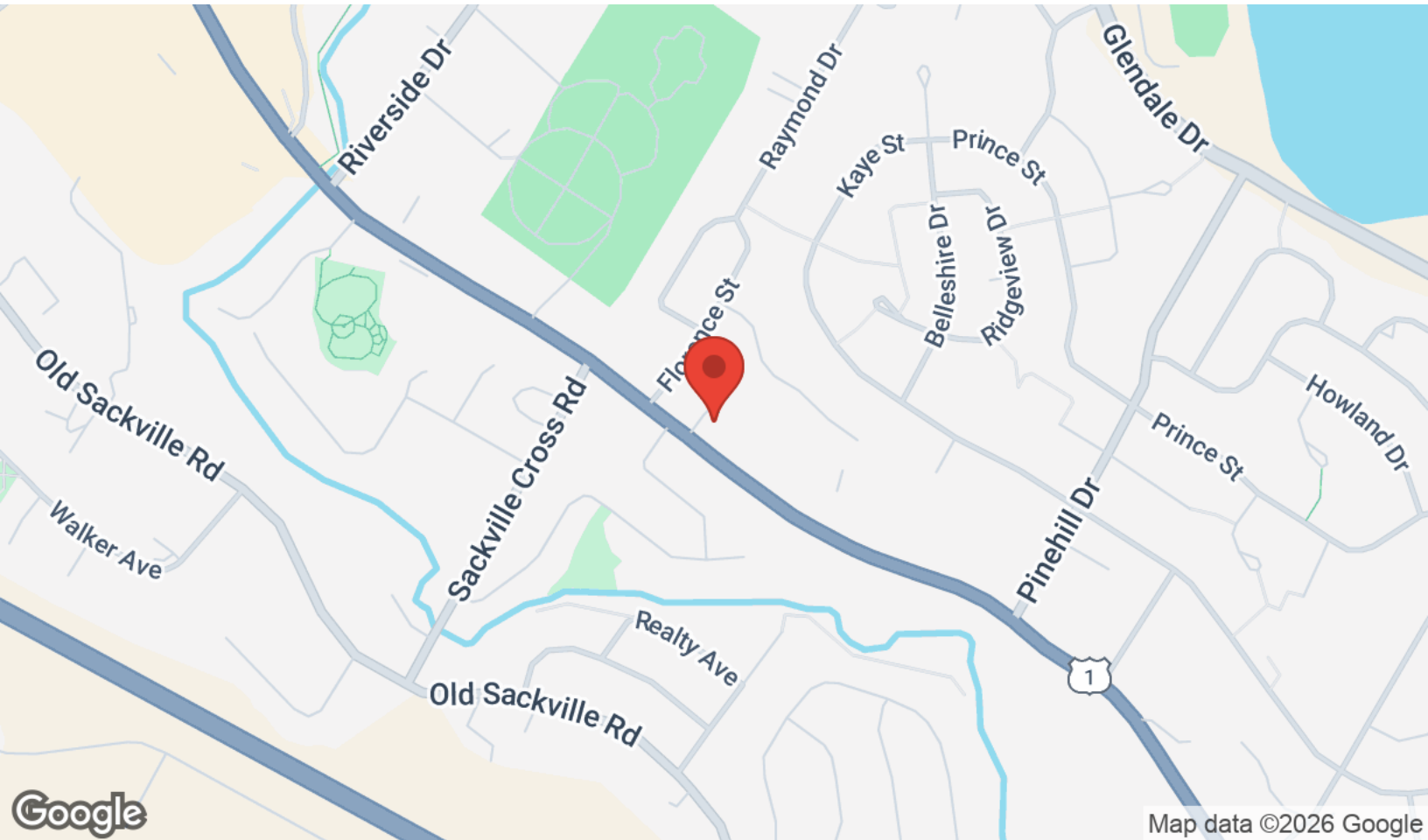
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## LOCATION MAPS

533 SACKVILLE DRIVE





BUSINESS MAP

533 SACKVILLE DRIVE



## CONTACT INFORMATION

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