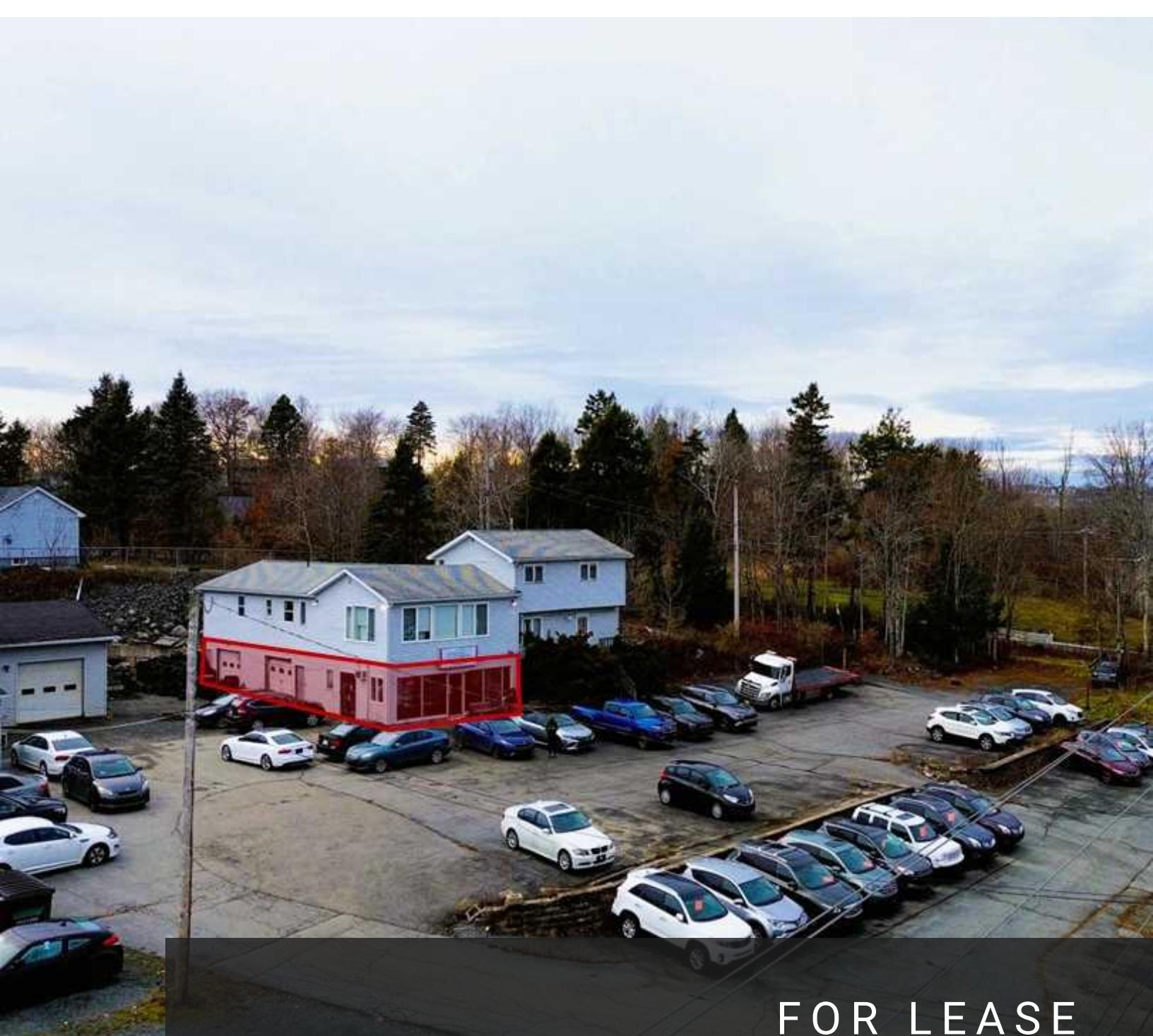


OFFICE/WAREHOUSE FOR LEASE

984 SACKVILLE DRIVE

984 SACKVILLE DRIVE, MIDDLE SACKVILLE, NS B4E 1S4

kw COMMERCIAL
ADVISORS®



FOR LEASE

KW COMMERCIAL ADVISORS

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

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Each Office Independently Owned and Operated

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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

984 SACKVILLE DRIVE

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OFFERING SUMMARY

Property Type: Office/Warehouse

Available Space: 1,700 SF

Loading: Two (2) 8' High x 9' Wide
Grade Level Loading

Parking: Ample Paved Parking

Lease Rate: \$6,600 Semi-Gross
Utilities & Snow Clearing Not Included

PROPERTY OVERVIEW

Commercial ground-floor opportunity offering approximately 1,700 SF of functional office and warehouse space. The unit features an open reception area, three private offices, a storage area, and a large garage with two 8' high x 9' wide grade-level loading doors. Zoned for automotive sales, this property is well suited for automotive, service, or light industrial users seeking visibility and accessibility along a high-traffic corridor. Utilities and snow clearing are not included.

LOCATION OVERVIEW

Situated along one of Middle and Lower Sackville's primary commercial corridors, the subject property is surrounded by a strong mix of retail, office, service-oriented businesses and planned mixed-use developments. With strong visibility and easy access to major roadways connecting to Halifax, Sackville Drive benefits from established amenities and growing residential communities creating a diverse market for a variety of uses.

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PROPERTY PHOTOS

984 SACKVILLE DRIVE

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FLOOR PLAN

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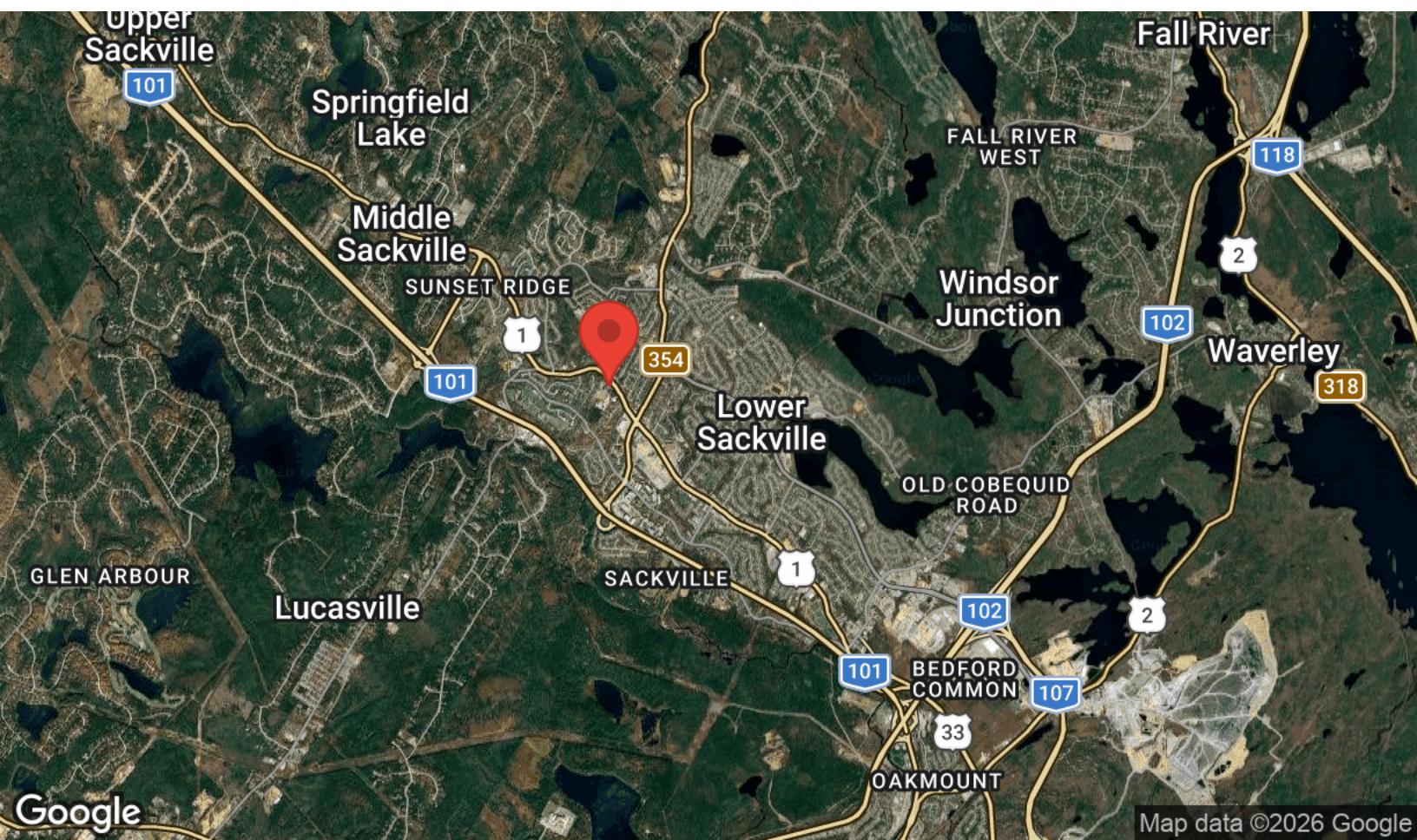
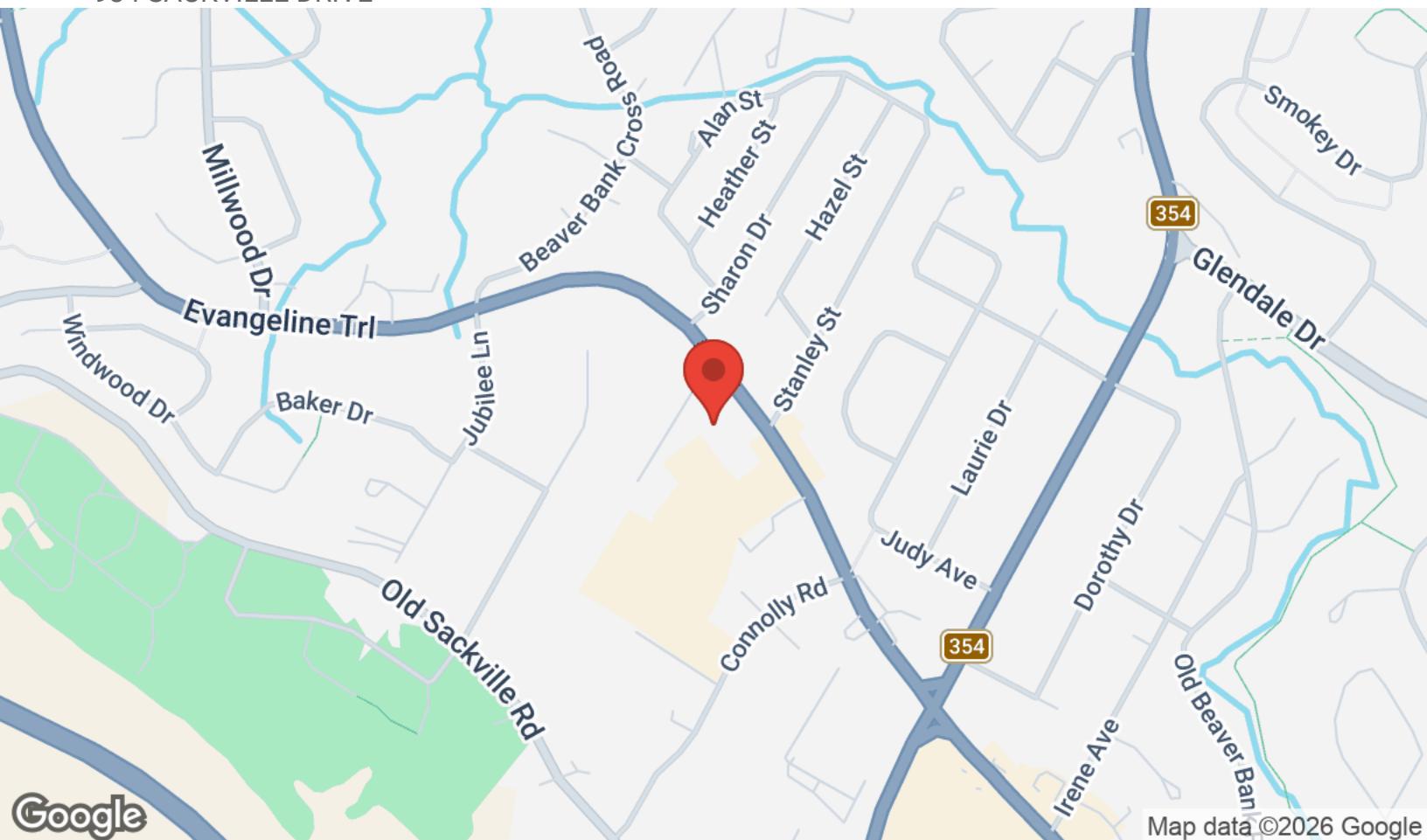
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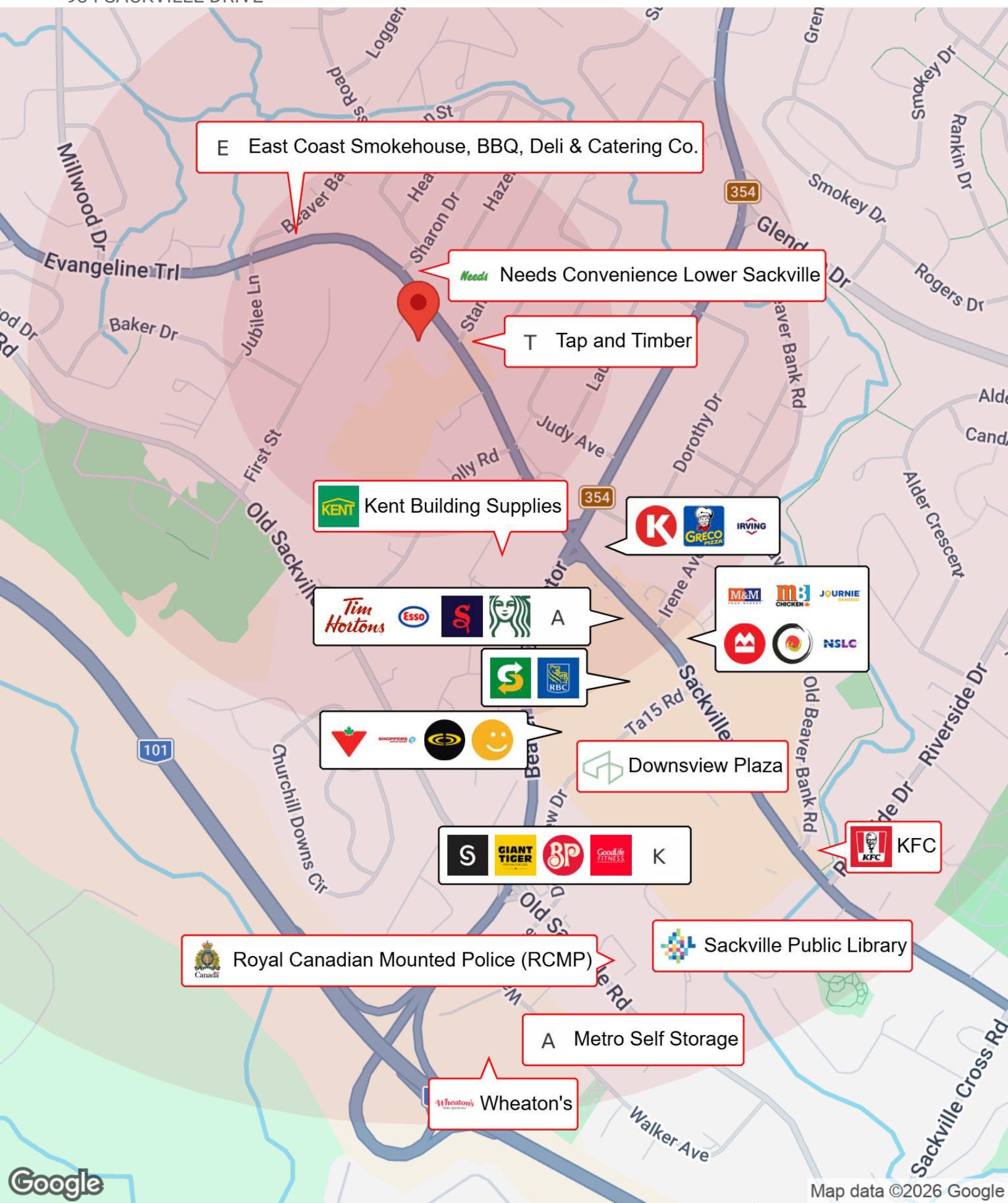
LOCATION MAPS

984 SACKVILLE DRIVE



BUSINESS MAP

984 SACKVILLE DRIVE



CONTACT INFORMATION

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