

OFFICE/WAREHOUSE FOR LEASE

984 SACKVILLE DRIVE

984 SACKVILLE DRIVE, MIDDLE SACKVILLE, NS B4E 1S4



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

984 SACKVILLE DRIVE



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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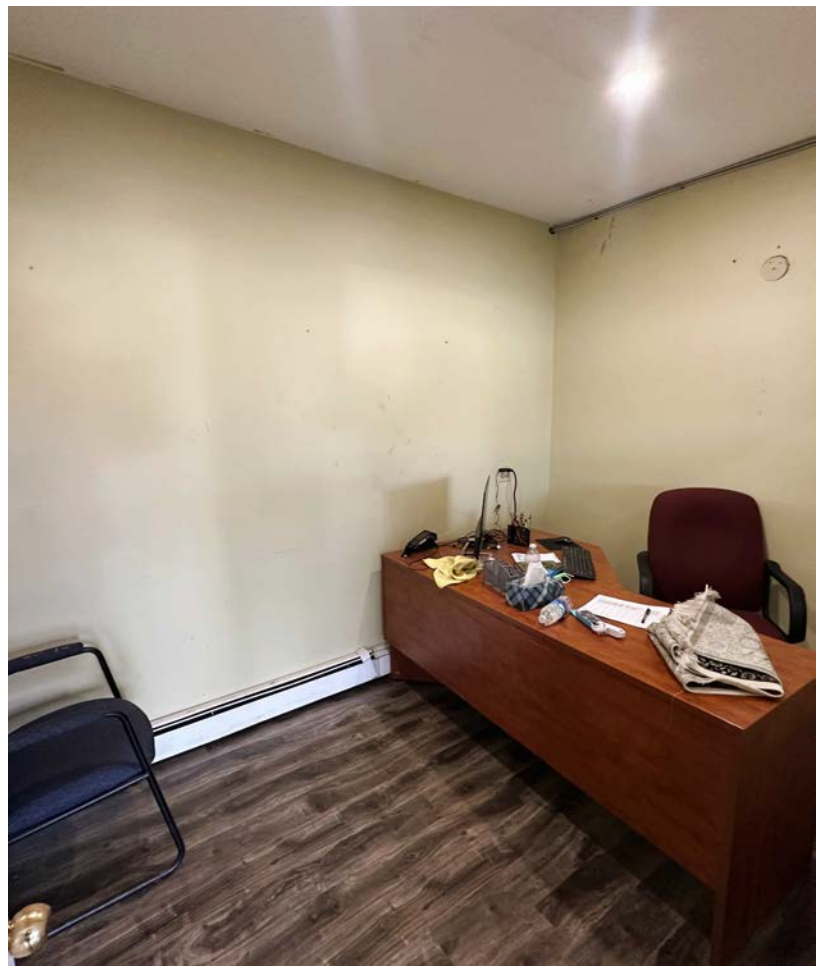
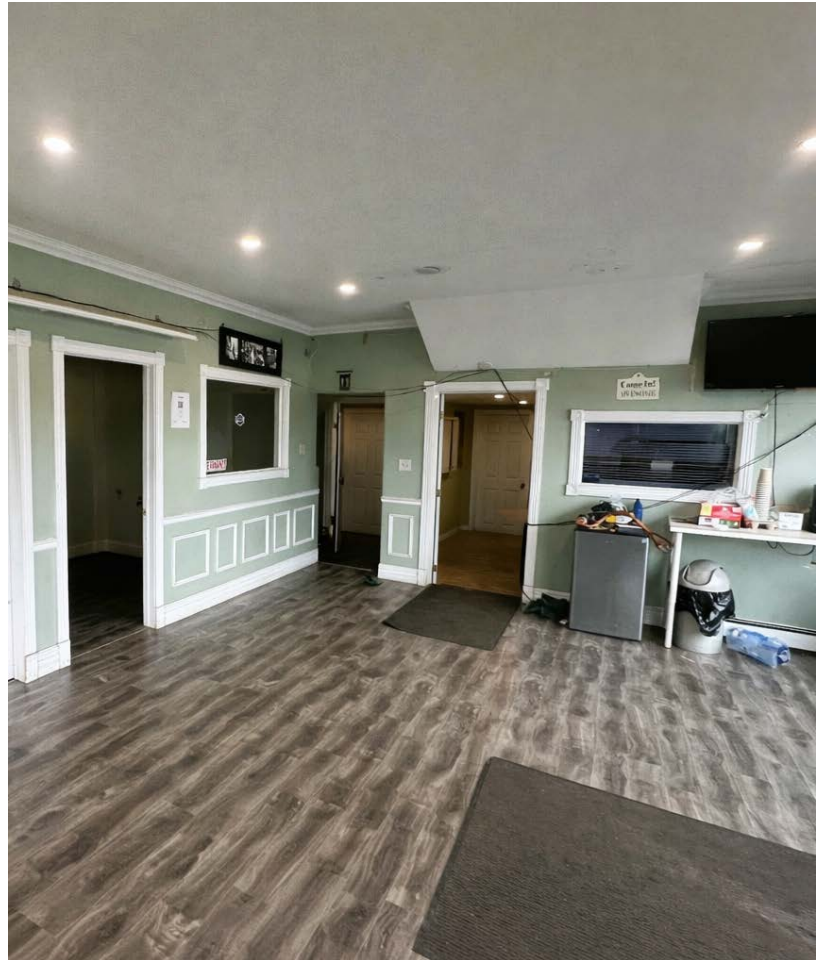
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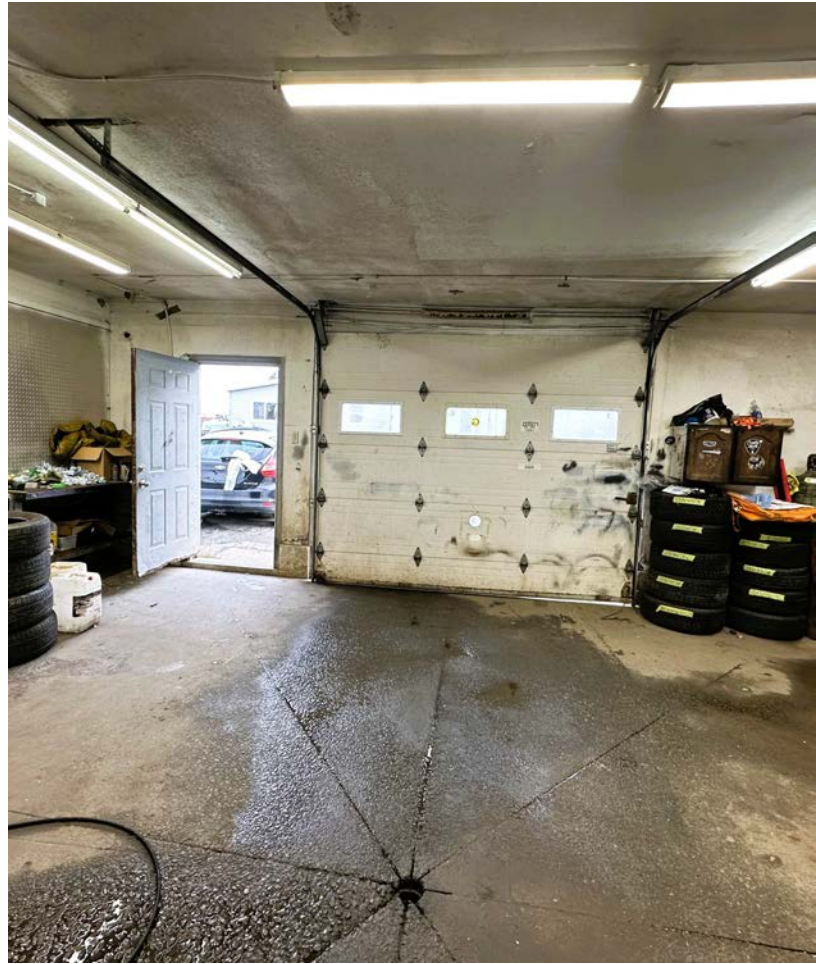
PROPERTY PHOTOS

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FLOOR PLAN

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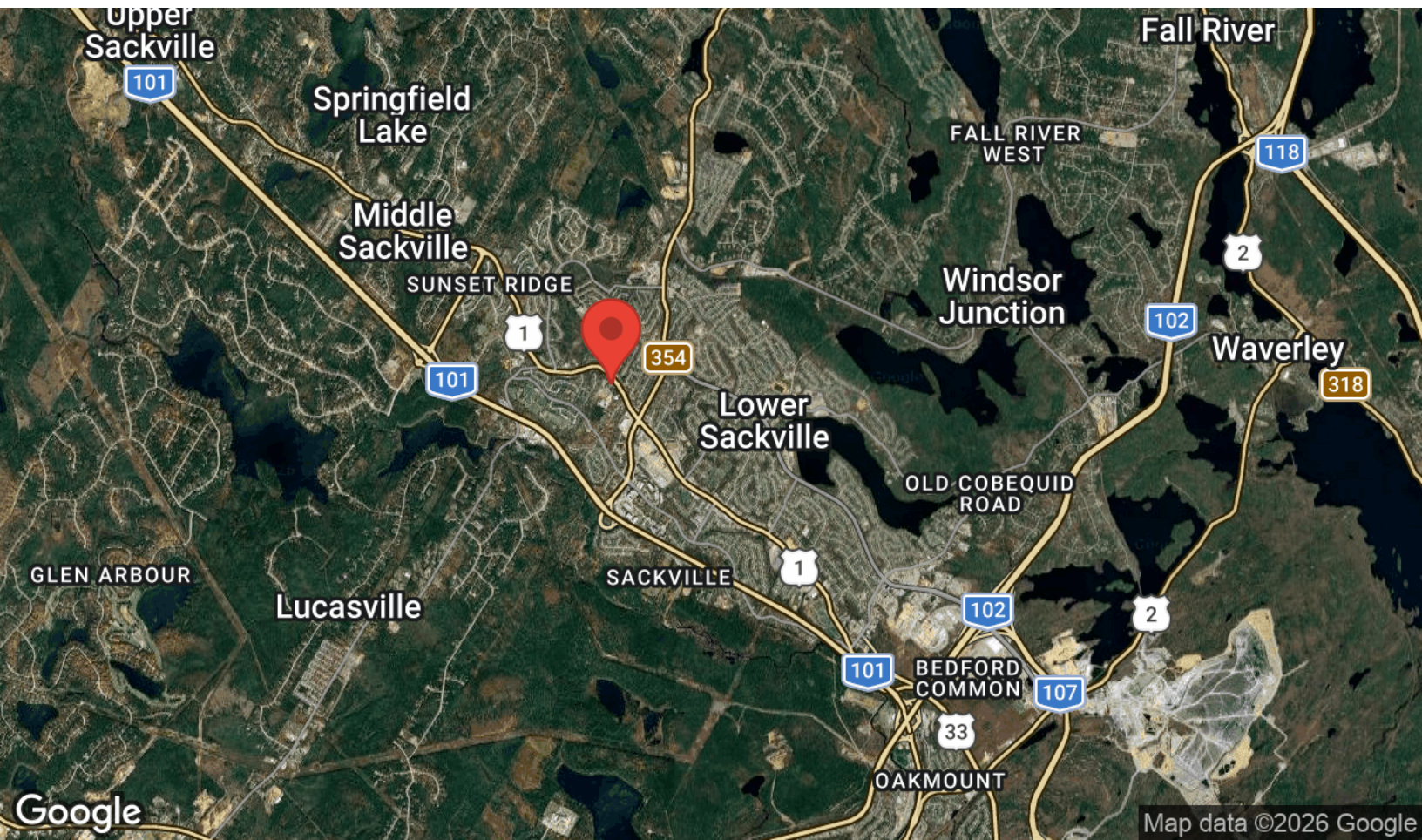
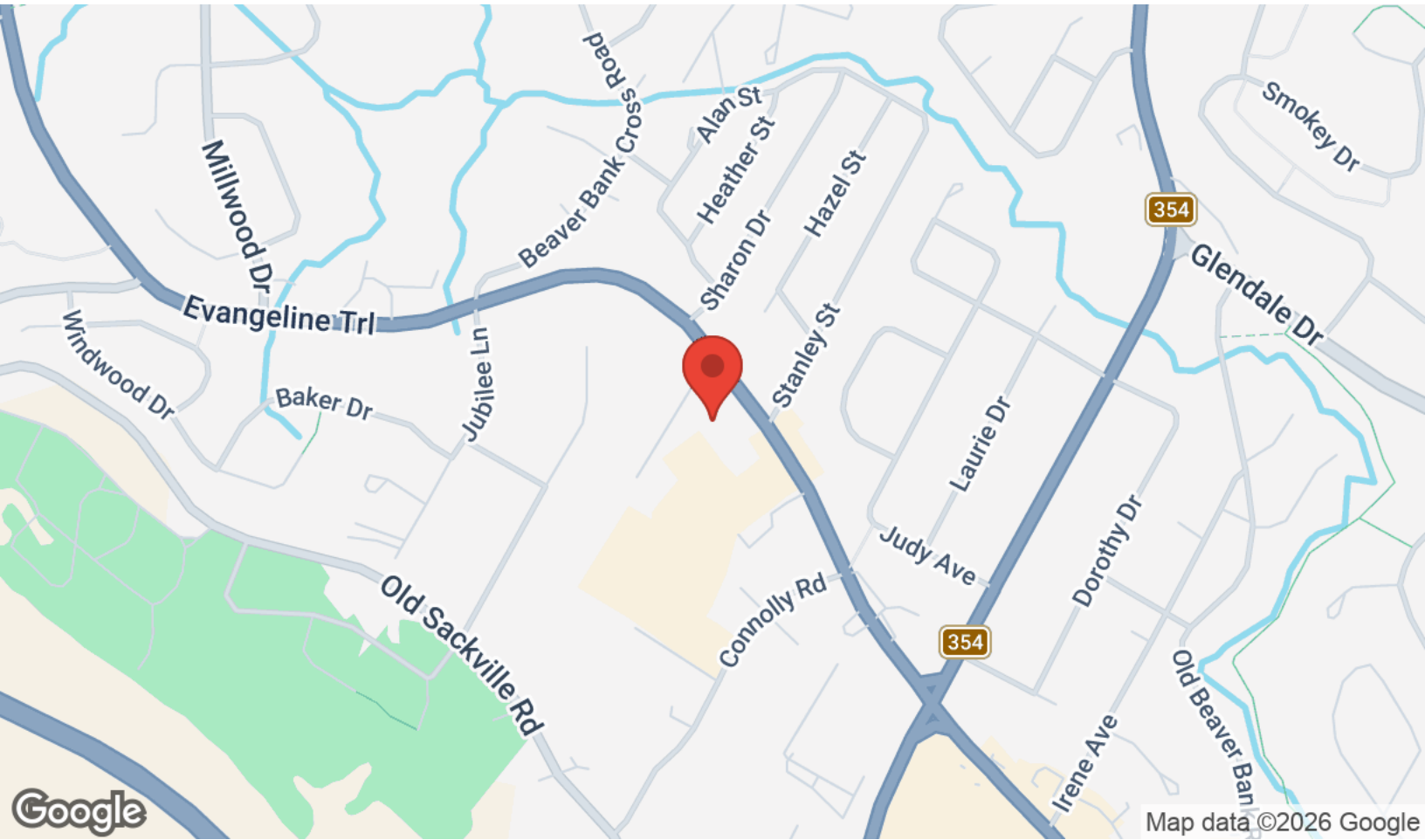
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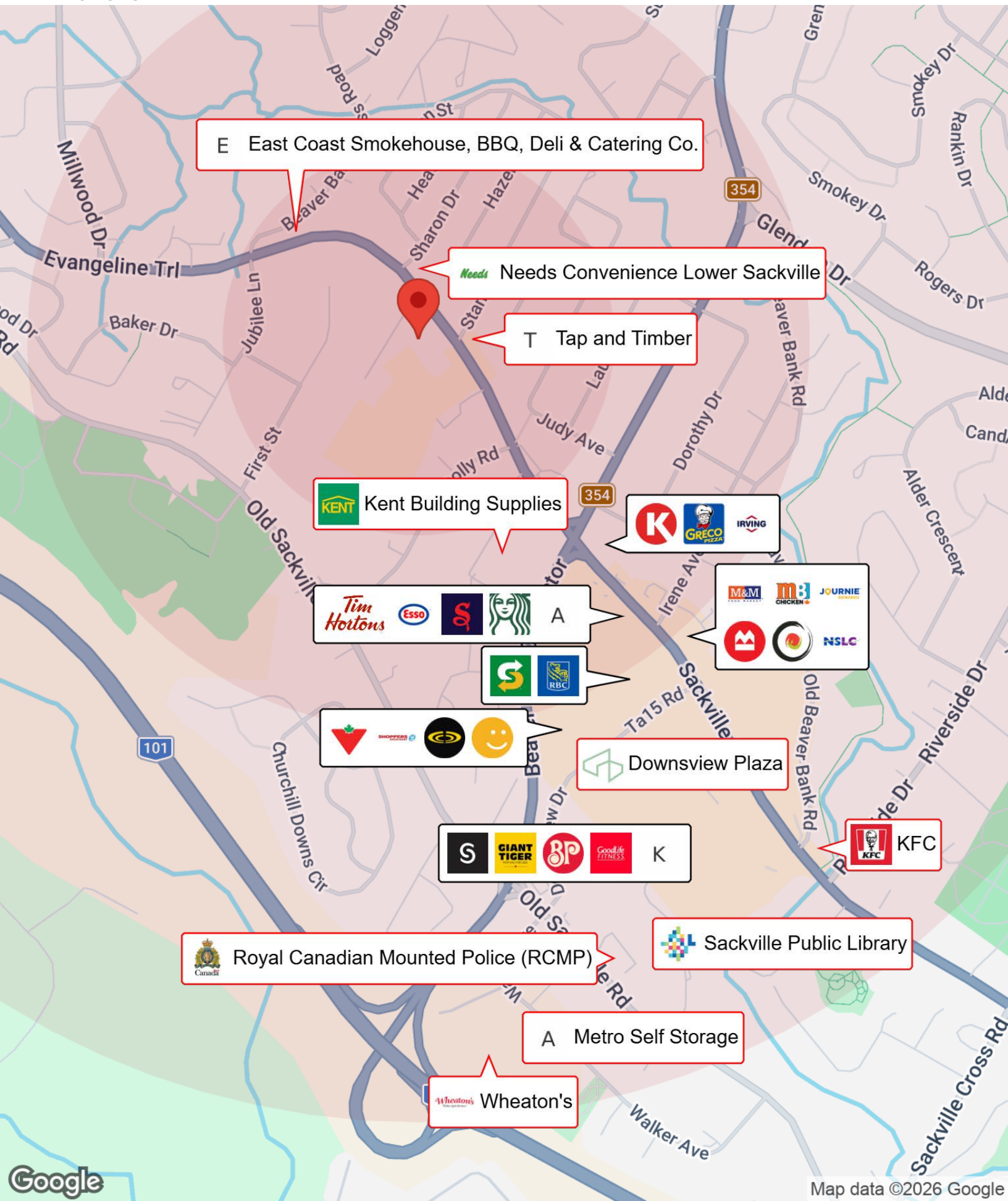
LOCATION MAPS

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BUSINESS MAP

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E East Coast Smokehouse, BBQ, Deli & Catering Co.

Needs Convenience Lower Sackville

T Tap and Timber

Kent Building Supplies

Tim Hortons Esso S A

S RBC

Shoppers Drug Mart S S

Downsview Plaza

S Giant Tiger BP GoodLife Fitness K

KFC

Royal Canadian Mounted Police (RCMP)

Sackville Public Library

A Metro Self Storage

Wheaton's

CONTACT INFORMATION

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