

RETAIL FOR LEASE



601 SACKVILLE DRIVE - KINGSWAY PLAZA

601 SACKVILLE DRIVE, LOWER SACKVILLE, NS B4C 2S4



FOR LEASE

KW COMMERCIAL ADVISORS

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Nova Scotia

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PROPERTY SUMMARY

601 SACKVILLE DRIVE



PROPERTY SUMMARY

Available Space:	1,050 SF (Unit 2)
Tenants:	8
Parking:	52
Parking Ratio:	3.5
HVAC System:	Electric
Lease Rate:	\$25.00 Net
CAM & Tax:	\$10.00 (2026 Estimate)

PROPERTY OVERVIEW

The property features a diversified tenant mix, strong visibility, and excellent signage and access, ideal for service or retail operators seeking exposure in a growing community.

The premises was most recently occupied by a meat shop. It is located between two new tenants, Osmow's Shawarma and Kee Heong Cantonese Dim Sum.

The space is built out with an open reception area and a bathroom. Due to the previous use, there is ample plumbing and electrical outlets that have recently been put in place along with epoxy-covered floors.

LOCATION OVERVIEW

Lower Sackville is one of HRM's fastest growing communities with a local population of over 47,000 people within a 5km radius. Sackville Drive is the major retail street serving the Lower Sackville area. Nearby major retailers include Canadian Tire, Sobeys and Atlantic Superstore.

PROPERTY PHOTOS

601 SACKVILLE DRIVE



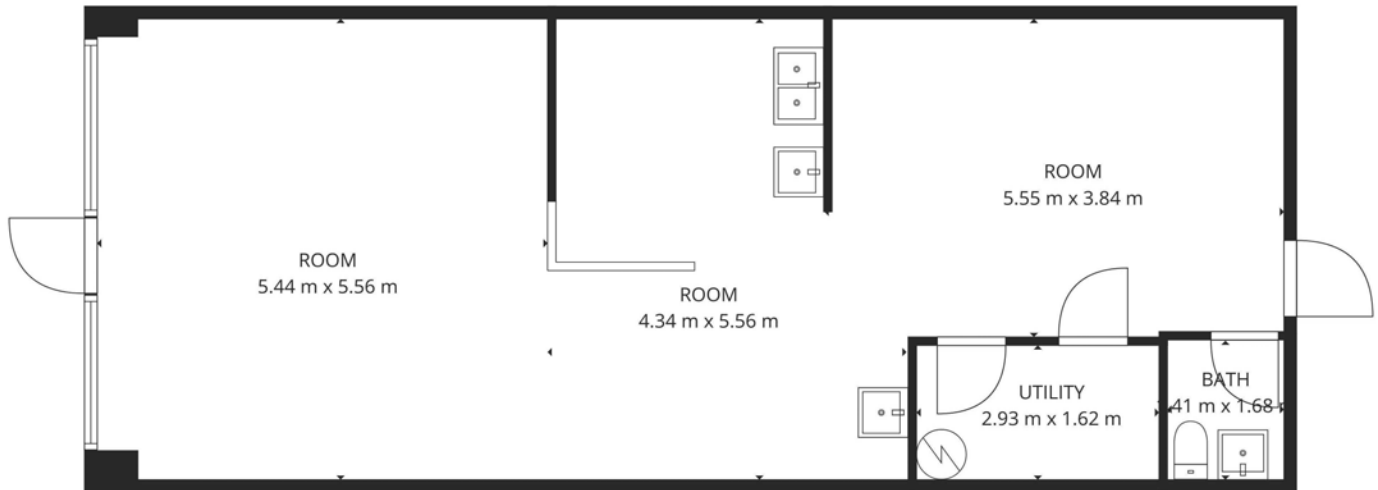
PROPERTY PHOTOS

601 SACKVILLE DRIVE



FLOOR PLAN

601 SACKVILLE DRIVE



Unit 2



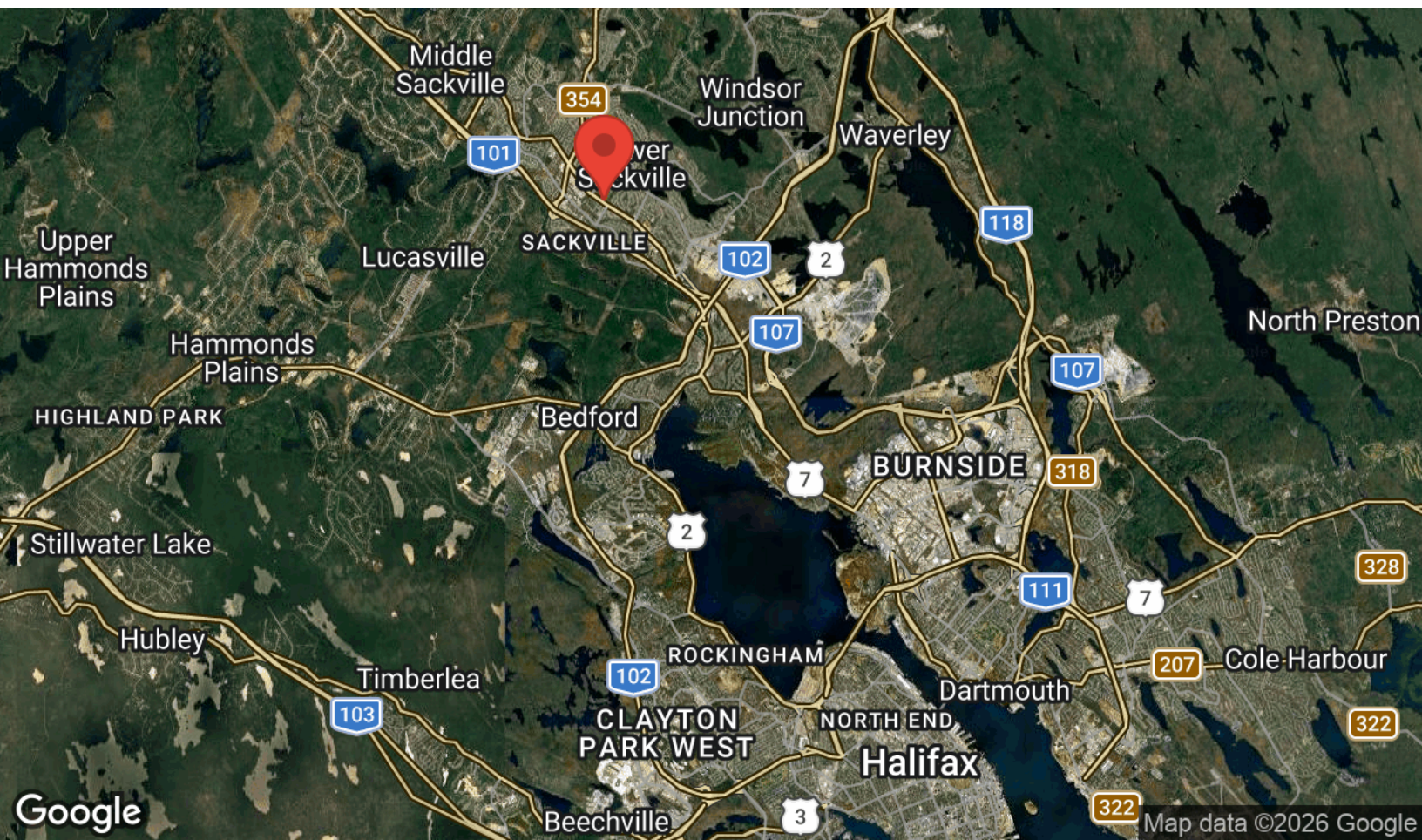
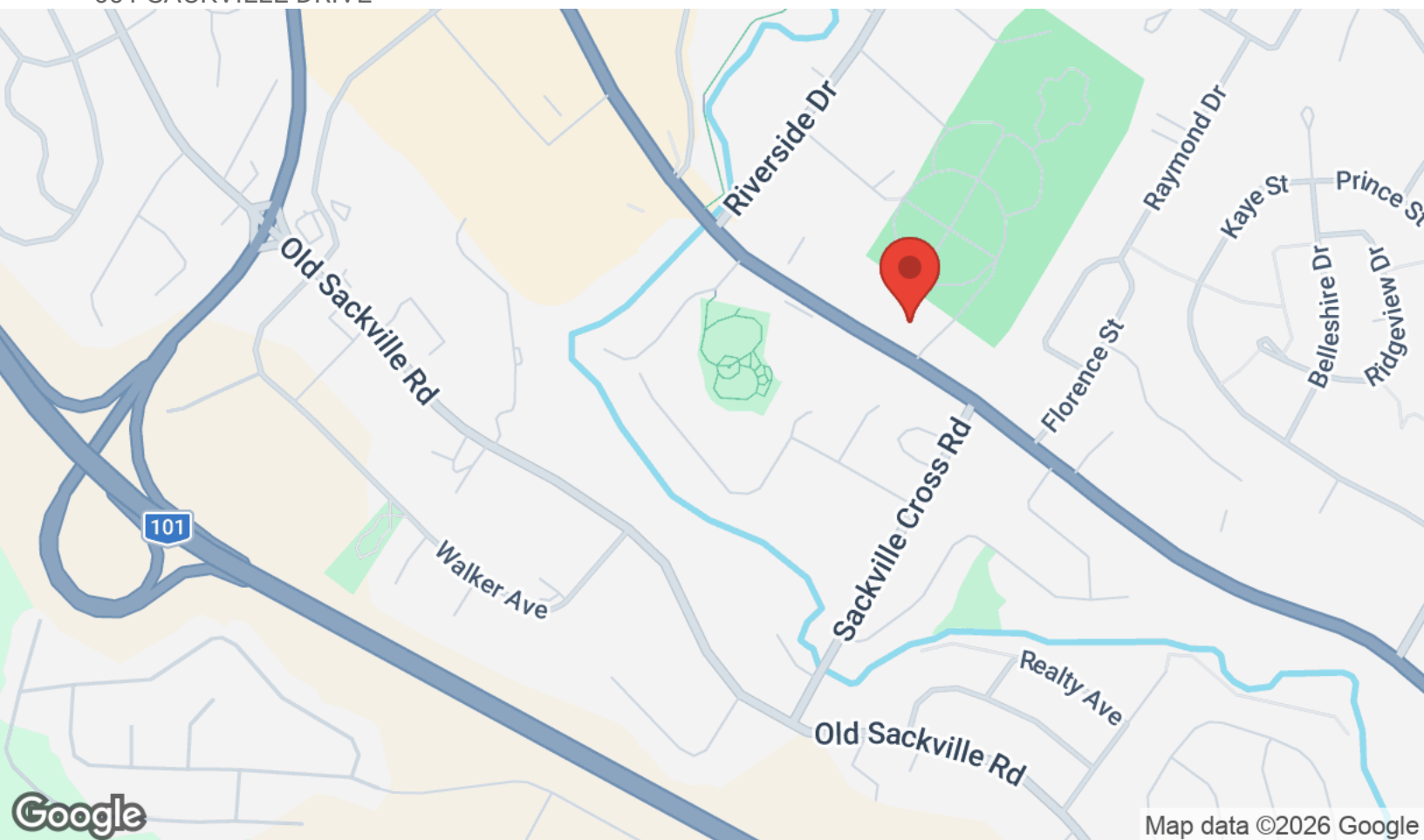
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LOCATION MAPS

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CONTACT INFORMATION

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