

RETAIL FOR LEASE

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# 601 SACKVILLE DRIVE - KINGSWAY PLAZA

601 SACKVILLE DRIVE, LOWER SACKVILLE, NS B4C 2S4



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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## PROPERTY SUMMARY

601 SACKVILLE DRIVE

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### 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.

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## PROPERTY PHOTOS

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## PROPERTY PHOTOS

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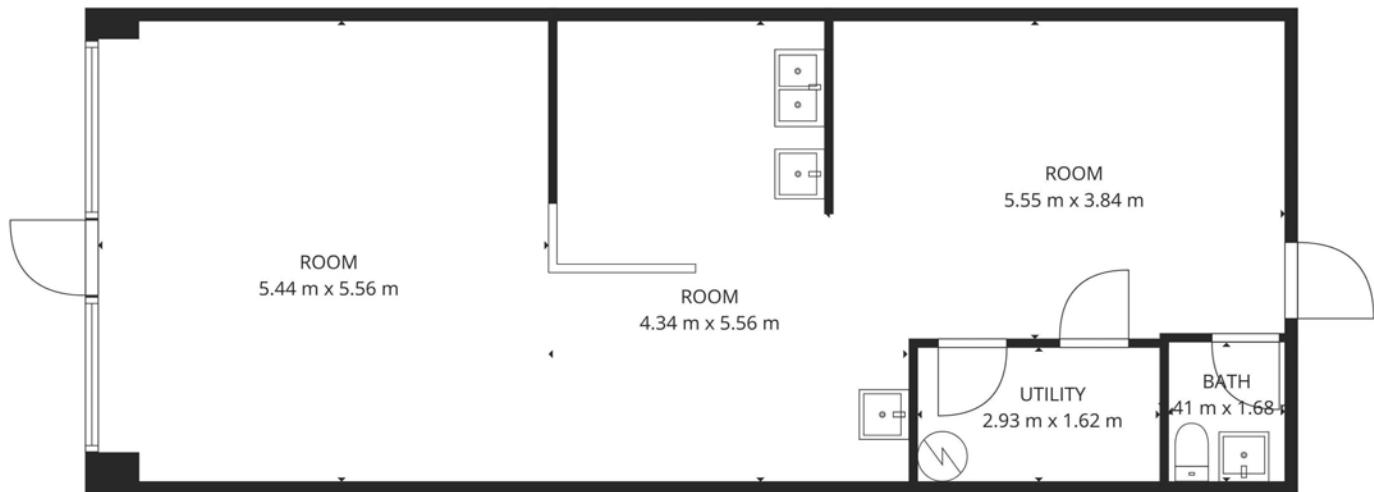
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# FLOOR PLAN

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Unit 2



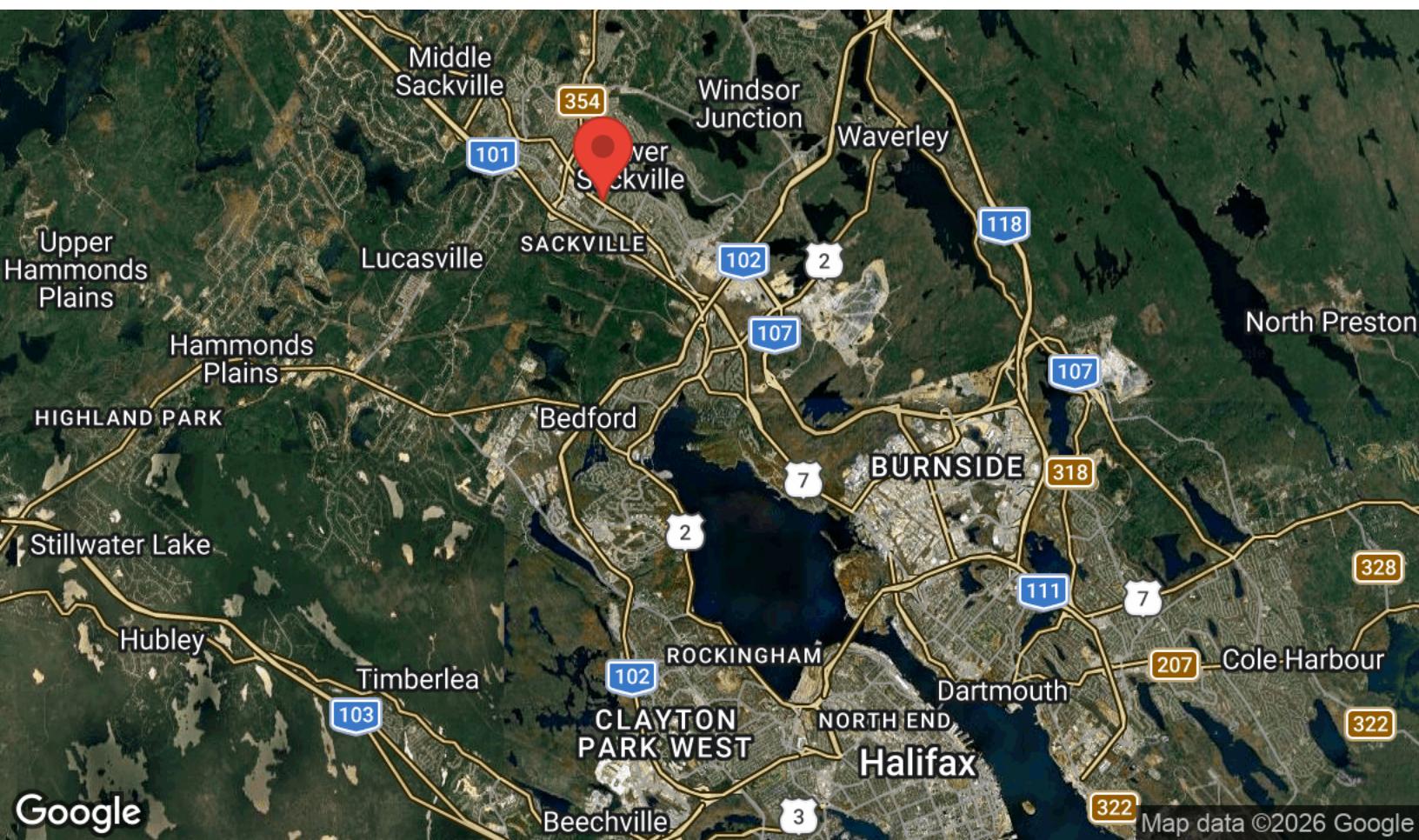
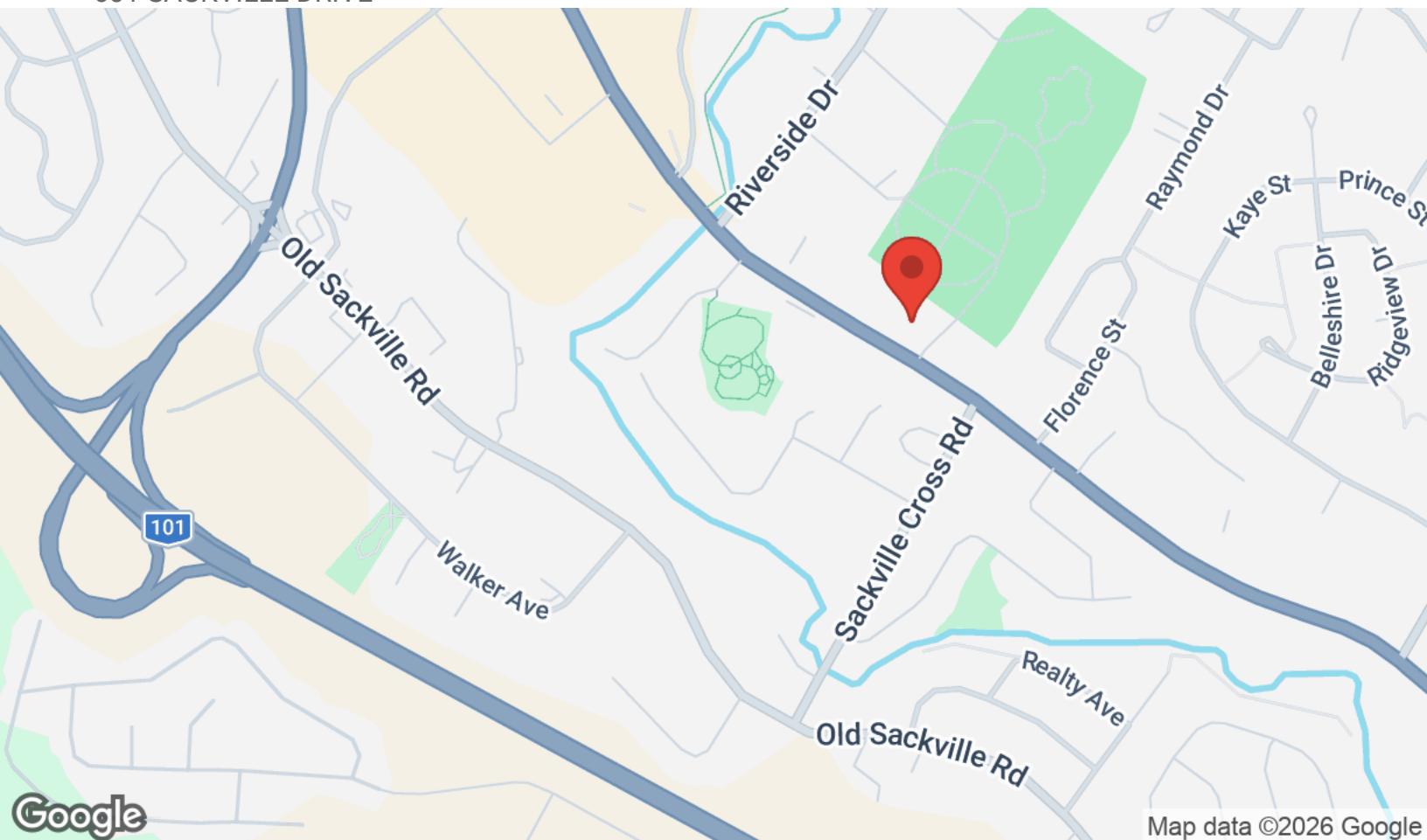
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## LOCATION MAPS

601 SACKVILLE DRIVE



## CONTACT INFORMATION

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