

OFFICE / RETAIL FOR LEASE



# 958 COLE HARBOUR ROAD

958 COLE HARBOUR ROAD, DARTMOUTH, NS B2V 1E6



FOR LEASE

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Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

958 COLE HARBOUR ROAD



## OFFERING SUMMARY

Property Type:	Office / Retail
Loading:	Rear Grade Loading Door
Lot Size:	1,200 SF (Unit 5)
Parking:	Ample Onsite Parking
Lease Rate:	\$21.00 PSF
CAM & Tax:	\$9.00 PSF
Utilities:	Power Not Included

## PROPERTY OVERVIEW

Prime ground-floor retail/office space with exceptional visibility and strong signage exposure. This well-maintained, move-in-ready space is ideally suited for a variety of professional, retail, or service-oriented uses. The property features 46 paved onsite parking spaces, providing convenient access for both customers and staff, along with a rear grade loading door for efficient deliveries and operations.

## LOCATION OVERVIEW

The subject property is located at 958 Cole Harbour Road, Cole Harbour, Nova Scotia. The Cole Harbour Road area is a main thoroughfare connecting Cole Harbour with Portland Street. Cole Harbour Road is the main retail district of Cole Harbour. Traffic counts on Cole Harbour road exceed 30,000 vehicles per day.

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# PROPERTY PHOTOS

958 COLE HARBOUR ROAD



Unit 5



# PROPERTY PHOTOS

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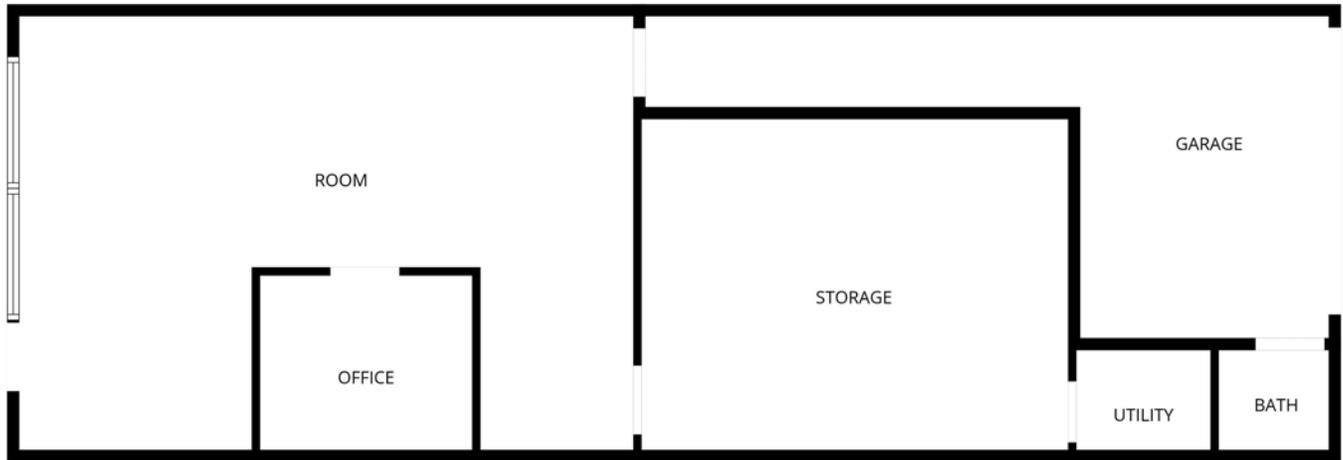
# PROPERTY PHOTOS

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# FLOOR PLAN

958 COLE HARBOUR ROAD



## Unit 5



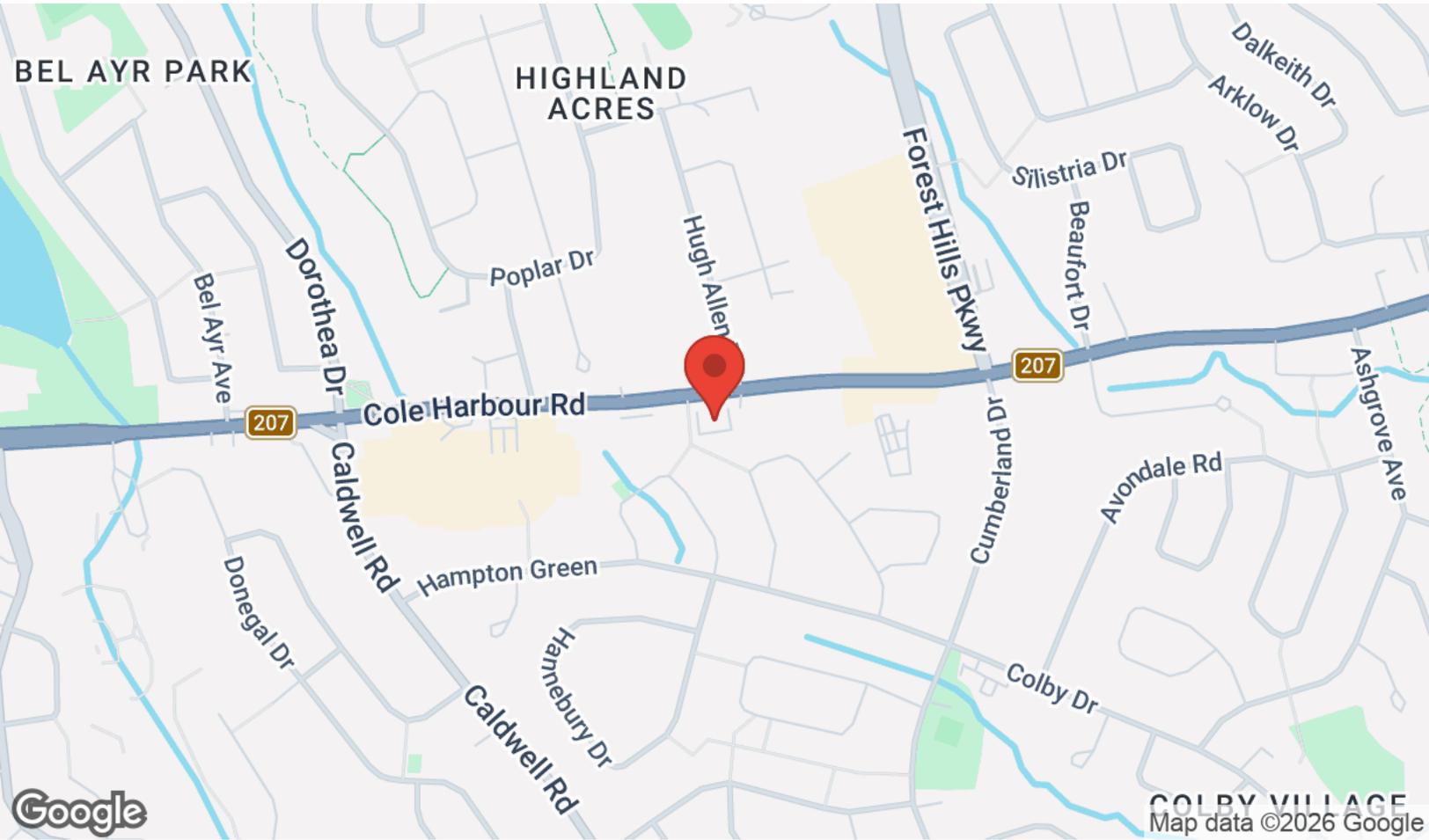
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# LOCATION MAPS

958 COLE HARBOUR ROAD



# BUSINESS MAP

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## CONTACT INFORMATION

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