



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

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

FEBRUARY 2025

CLICK TO VIEW

FOR LEASE

[OFFICE](#)

[RETAIL](#)

[MIXED-USE](#)

[INDUSTRIAL](#)

FOR SALE

[MIXED-USE](#)

[INDUSTRIAL](#)

[LAND](#)

Specialists in the Halifax Commercial Real Estate Market

TOM GERARD, CCIM, SIOR

902-407-2489 Office
902-830-1318 Mobile
tomgerard@kwcommercial.com

ALLY CONNORS, BBA

902-407-0001 Office
902-717-4824 Mobile
allythibodeau@kwcommercial.com

PHIL BOLHUIS, BCOMM

902-407-2854 Office
902-293-4524 Mobile
philbolhuis@kwcommercial.com

AYOB ASSALI

902-456-2686 Mobile
a.assali@kwcommercial.com

MATT OLSEN, BCD

902-407-2492 Office
902-489-7187 Mobile
mattolsen@kwcommercial.com

PAUL PETTIPAS, LLB, MiCP

902-497-9636 Mobile
paul.pettipas@kw.com

JOHNNY YANG, BCOMM

902-407-2696 Office
902-452-9073 Mobile
johnnyyang@kwcommercial.com



LEASE LISTINGS

OFFICE



409 BLUEWATER ROAD

ATLANTIC ACRES BUSINESS PARK | BEDFORD

Small main level office space in front building, includes utilities. Larger 2nd level unit in back building, electricity not included. ILI (Light Industrial) zoning.

Available Space | 750 SF & 1,240 SF

Lease Rate | \$22.00 - \$27.00



3451 JOSEPH HOWE DRIVE

HALIFAX | NOVA SCOTIA

Turnkey office space including 4 offices, meeting rooms, storage rooms, open workstation area, 4 bathrooms, and kitchenette. Rear deck and storage.

Available Space | 3,828 SF

Lease Rate | \$4,000 / Month Triple Net



1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

2-Level wood frame mixed-use building. Lower-level unit includes 3 offices, reception and waiting area. Utilities not included.

Available Space | 1,108 SF

Lease Rate | \$13.00 PSF + \$12.12 CAM & Tax



137 CHAIN LAKE DRIVE

BAYERS LAKE BUSINESS PARK | HALIFAX

Bright office space with open reception area, 4 private offices and an open work area. Rooftop heating & cooling. Common area washroom. Utilities included.

Available Space | 1,520 SF

Lease Rate | \$22.00 Net + \$14.70 CAM & Tax



125 JOSEPH ZATZMAN DR.

BURNSIDE BUSINESS PARK | DARTMOUTH

Office/retail space with open reception or showroom, and 2 open workspaces. Lower-level storage with double-door grade access. Ductless heat pump included.

Available Space | 2,000 SF (Unit A)

Lease Rate | \$21.00 Semi-Gross + Electricity



984 SACKVILLE DRIVE

MIDDLE SACKVILLE | NOVA SCOTIA

Ground floor office with open reception, 3 private offices and storage. Large garage area with two grade level loading. Ample parking. Utilities and snow removal extra.

Available Space | 1,700 SF

Lease Rate | \$6,600 Semi-Gross



68 HIGHFIELD PARK DRIVE

DARTMOUTH | NOVA SCOTIA

Class "A" mixed-use building with 2nd floor office. Unit features reception, waiting area, and office(s) / work area.

Available Space | 900 SF

Lease Rate | \$18.00 PSF + \$9.00 CAM & Tax



199 BEDFORD HIGHWAY

BEDFORD | NOVA SCOTIA

Office/retail space currently used as a daycare. Suitable for commercial/service-based users. Ample natural light and exterior yard space. 9 Paved parking stalls. Available Sept 2026.

Available Space | 4,000 SF

Lease Rate | \$8,000 / Month Triple Net

LEASE LISTINGS

RETAIL



1359 BARRINGTON STREET

CBD | HALIFAX

Unique workspace on the corner of Barrington Street and Bishop Street.

Available Space | 623 SF
Lease Rate | \$21.00 PSF + \$14.35 CAM & Tax



601 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Retail plaza including a diversified tenant mix with 8 commercial tenants. Ample parking. Professionally managed.

Available Space | 1,050 SF (Unit 2)
Lease Rate | \$25.00 + \$10.00 CAM & Tax

MIXED-USE



533 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Newly built space in The Liam apartment with onsite customer base. Ideal for professional offices or medical services. 3 Designated parking spaces.

Available Space | 1,050 SF
Lease Rate | \$28.00 + \$10.00 CAM & Tax



7 BAYVIEW ROAD

HALIFAX | NOVA SCOTIA

3-Storey modern mixed-use building with spectacular ocean views. Thoughtfully laid out with 2 levels of commercial space plus 2 upper-level penthouse apartments.

Available Space | 9,750 SF (Combined)
Lease Rate | Call for Details

INDUSTRIAL



12 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Warehouse cross-dock space with 5 dock and 2 grade level loading. Office space distributed throughout warehouse entrances. Includes 6,000 SF yard space.

Available Space | 3,365 SF
Lease Rate | \$15.00 Net + \$8.52 CAM & Tax



196 HIGNEY AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large warehouse with 40' clear ceilings and 40' x 39' column spacing. Seven (7) dock loading with levelers, multiple bays and truck turning radius of 53'.

Available Space | 62,400 SF
Lease Rate | \$18.00 Net + \$6.00 CAM & Tax



11 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Various units available in an industrial building with 10' x 10' grade level loading and 14'-16' ceiling height.

Available Space | 1,300 SF & 2,000 SF (x2)
Lease Rate | \$16.00 Net + \$8.00 CAM & Tax



109 ILSLEY AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Versatile combined office / warehouse with 1x 8' grade loading and 1 x 12' grade loading doors. Energy efficient unit. Sublease expiry: September 30th, 2029.

Available Space | 2,222 SF
Sublease Rate | \$14.68 - \$16.04 Net

LEASE LISTINGS

INDUSTRIAL



45 THORNE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

New construction with each unit measuring 40' x 50'. 16' Clear ceilings with 12' x 14' grade loading door. 3 Ton ducted heat pumps installed. Available December 2025.

Available Space | 2,000 SF – 4,000 SF

Lease Rate | \$20.00 Net + \$8.00 CAM & Tax



19 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Three (3) units available in an industrial building with 10' x 10' grade level loading and 14'-16' ceiling height.

Available Space | 1,087 SF – 4,250 SF

Lease Rate | Call for Details



1061 HIGHWAY 224

SHUBENACADIE | NOVA SCOTIA

Three (3) buildings located on a 10-acre lot for a combined total of 15,700 SF. Includes multiple grade loading and 1 dock loading door. Additional land available for lease.

Available Space | 3,900 SF – 7,000 SF

Lease Rate | \$8.00 - \$12.00 Semi-Gross



20-24 AKERLEY BOULEVARD

DARTMOUTH | BURNSIDE BUSINESS PARK

Large industrial warehouse with 16' – 20' clear height and 2nd level mezzanine. Includes 2 dock loading and 2 grade loading doors.

Available Space | 21,709 SF

Lease Rate | \$14.00 Net + \$8.81 CAM & Tax



114 CHAIN LAKE DRIVE

HALIFAX | BAYERS LAKE BUSINESS PARK

Flex space with bright showroom/retail area, plus 2nd floor finished offices and workshop. 22' – 24' Clear warehouse and 9' wide x 8.5' high grade loading.

Available Space | 5,400 SF (1st Level)

Lease Rate | \$14.00 Net + \$8.31 CAM & Tax



41 GURHOLT DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large industrial warehouse with 23' – 25' clear height. Includes 2 dock loading and 2 grade loading doors. Fully renovated.

Available Space | 16,747 SF

Lease Rate | \$13.00 Net + \$8.36 CAM & Tax



ELMSDALE LOT 174 TJ

ELMSDALE | ELMSDALE BUSINESS PARK

New construction 12,500 SF industrial building with 24' clear ceiling height. 12' x 14' Grade loading doors in a 35' x 90' bay. Utilities extra. Available: May 2026.

Available Space | 3,072 SF – 12,500 SF

Lease Rate | \$17.00 Net + \$6.00 CAM & Tax



45-53 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Sublease until February 27, 2029, with 20'-24' clear ceilings. Includes four (4) dock and one (1) grade loading. 53' Tractor trailer turning radius. Racking negotiable.

Available Space | 9,404 SF

Sublease Rate | \$14.16 Net + \$8.18 CAM & Tax



MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. Lease term of 1-10 years. Utilities paid directly by the tenant (if applicable).

Lot Size | 5.63 acres – 13.63 Acres

Land Lease Rate | \$0.50 PSF As-Is



120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

11,928 SF Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane. Includes 2,960 SF steel Quonset hut.

Available Space | 14,888 SF (combined total)

Lease Rate | \$16.00 Net



152 CROSSLEY AVENUE

TRURO | NOVA SCOTIA

Rear 2 bay portion. 100% Warehouse/cold storage, fully insulated. Heat can be installed Two (2) 16' x 16' grade level doors. BI (Business Industrial) zoning.

Available Space | 3,000 SF – 7,300 SF

Lease Rate | \$10.00 Net + \$4.00 CAM & Tax



1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Flex office/industrial space with various suite sizes including air-conditioning available. Ample parking. Flexible lease terms. Utilities included.

Available Space | Up to 7,581 SF

Lease Rate | \$10.00 Net + \$7.25 CAM & Tax

SALE LISTINGS

MIXED-USE



264 NORTH STREET

BRIDGEWATER | NOVA SCOTIA

Commercial gas bar offered as an asset sale or turn-key business. Renovated in 2023. C5 (General Business) zone. 1.31 Acre lot on high profile location.

Building Size | 3,520 SF
List Price | \$2,475,000



98 LAKECREST DRIVE

MAIN STREET | DARTMOUTH

Commercial / Mixed-Use property along high traffic area. Current zoning permits the operation of car dealerships, offices, or multi-family as redevelopment.

Lot Size | 5,552 SF
List Price | \$549,000



875 MAIN STREET

WESTPHAL | DARTMOUTH

Commercial / Industrial building containing 4 rental units. 11' Clear ceiling warehouse height and 3x grade loading doors. Main 2 level office area fully improved. C-4 zoning.

Building Size | 10,458 SF
List Price | \$2,350,000



4566 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Currently used as a retail and service centre for boats, including 2nd level office and storage. 16' Ceilings and 2 - 12' x 14' overhead doors. I-1 (Light Industrial) zone.

Building Size | 4,500 SF
List Price | \$599,000



1105 BEDFORD HIGHWAY

BEDFORD | NOVA SCOTIA

Prime investment opportunity. Includes open area workspace, private office, and separate 2-bedroom residential suite for owner/occupy or rental income. Zoned (CMC) Mainstreet Commercial.

Building Size | 4,112 SF
List Price | \$1,695,000



419 MAIN STREET

MULGRAVE | NOVA SCOTIA

Former NSLC retail store, offers a functional layout including pay tills, walk-in cooler, observation area and dock level loading with hydraulic leveler. C1 zoning.

Building Size | 3,687 SF
List Price | \$250,000



777 KING STREET

BRIDGEWATER | LUNenburg COUNTY

Mixed-Use building requiring extensive renovations or has been pre-approved for redevelopment of 75 unit residential with ground floor commercial. Zoned C-1.

Building Size | 10,080 SF
List Price | \$995,000



7859 HIGHWAY 14

BROOKLYN | WINDSOR

25' x 46' two-level commercial building on 1.09 acre lot. Currently used as a dental clinic. LC (Local Commercial) zone. 331 Unfinished space on the lower level.

Building Size | 2,225 SF
List Price | \$549,000



271 PICTOU ROAD

TRURO | NOVA SCOTIA

Retail/Commercial single tenant building, reconstructed in 2019 with high-quality finishes. 1,400 SF main level with 800 SF basement. C-1 (General Commercial) Zone.

Building Size | 2,200 SF
List Price | \$495,000



250 NORTH STREET

BRIDGEWATER | NOVA SCOTIA

2 Industrial buildings on 1.29 acre lot with 5 private offices, boardroom, showroom, workshop and warehouse space. Zoned C5 (General Commercial) suitable for a range of industrial and commercial uses.

Building Size | 5,400 SF
List Price | \$1,395,000



1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

2-Level building with 2 commercial units and 2 residential units. Paved parking at rear. VMS (Village Main Street) zoning.

Building Size | 4,436 SF
List Price | \$1,195,000

SALE LISTINGS

INDUSTRIAL



293 PARK ROAD

EAST HANTS | ELMSDALE BUSINESS PARK

Industrial building with 1,200 SF mezzanine on 1.7 acres of land. 16' Clear ceiling in warehouse with 14' x 12' loading. Energy efficient for low maintenance operations.

Building Size | 7,200 SF (Combined)

List Price | \$2,595,000



120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

11,928 SF Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane. Includes 2,960 SF steel Quonset hut.

Building Size | 14,888 SF (combined total)

List Price | \$4,195,000



396 STATION ROAD

GREAT VILLAGE | COLCHESTER

Commercial property with 3 buildings on 1.99 acres. 12' - 22.5' Clear ceiling height. Includes grade loading, food grade walls and large solar system.

Building Size | 15,014 SF

List Price | \$2,495,000



34 ISNOR DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

Single tenant clear span building with 24.5' ceiling height. Includes 2 dock loading and 14' x 12' grade level loading. 1.3 Acre lot to be subdivided. Also available for lease.

Building Size | 11,520 SF

List Price | \$3,995,000



355 HAROLD WHYNOT ROAD

BRIDGEWATER | NOVA SCOTIA

Commercial property currently used as an RV showroom and maintenance facility. Includes 5 grade loading, and ample paved parking.

Building Size | 7,200 SF

List Price | \$2,950,000



SALE LISTINGS

LAND FOR DEVELOPMENT



NO. 102 HARDWOOD LANDS

EAST HANTS | NOVA SCOTIA

Development land located in the Corridor region of the Municipality of East Hants. RU (Rural Use) zoning. Property is located adjacent to the Lantz Interchange (exit 8A).

Lot Size | 90 Acres (2 PIDs)

List Price | \$2,400,000



HIGHWAY 14, WINDSOR RD.

CHESTER | NOVA SCOTIA

Vacant land lots with GB General Business zoning allows for a variety of development uses, including residential. Minutes from Chester and easy access to Highway 103.

Lot Size | Over 100 Acres

List Price | \$595,000



MILFORD LANDS

MILFORD INDUSTRIAL PARK | NOVA SCOTIA

Industrial Zoned Land accessed at exit 9 on Highway 102. priced at \$135K / acre pad ready or \$75K / acre raw.

Lot Size | 5.63 – 13.63 Acres

List Price | \$500,000 | \$1,400,000



NO. 102 HARDWOOD LANDS

EAST HANTS | NOVA SCOTIA

Property located on the west side of Highway 102 and adjacent to newly constructed Lantz Interchange (exit 8A).

Lot Size | 80+ Acres (2 PIDs)

List Price | \$1,575,000



137 VICTORIA STREET

DIGBY | NOVA SCOTIA

Fully approved multi-family development site. 2 x 48 unit, 4-storey buildings plus 7,200 SF of commercial space.

Lot Size | 6 Acres

List Price | \$995,000



439 BEAVERBANK ROAD

BEAVERBANK | NOVA SCOTIA

Large undeveloped municipally serviced lot on the corner of Beaverbank Road and Majestic Avenue. Potential to rezone as high-rise development, not as-of right.

Lot Size | 12.35 Acres

List Price | \$2,995,000

FOR SALE

FEBRUARY SPOTLIGHT – 1105 BEDFORD HIGHWAY

COMMERCIAL / RESIDENTIAL

1105 Bedford Highway is a well-maintained mixed-use commercial/residential property offering excellent visibility and high traffic exposure along Bedford Highway (over 22,000 vehicles per day). It is situated in a vibrant commercial corridor with nearby retail, offices, and professional services in a CMC (Mainstreet Commercial) zone.

The building features 3 electric heat pumps with supplemental heat source, security system, central vac and 2 fireplaces. Attractively landscaped lot with large backyard and paved parking for 6 vehicles.

The residential unit is a large 2-bedroom space with separate entrance at rear of building with walk-out deck and water views (ideal for owner/occupier or rental income).

Convenient access to downtown Halifax (approximately 15-20 minutes), Halifax Stanfield International Airport (about 20 minutes), and other key regional destinations, making it ideal for owner-occupiers or investors seeking strong connectivity and rental potential in Nova Scotia's growing Halifax Regional Municipality.

Building Size: 4,112 SF (Combined Total)
2,719 SF (Commercial) | 1,318 SF (Residential)

List Price: \$1,695,000



TOM GERARD, CCIM, SIOR
902-407-2489 Office
902-830-1318 Mobile



ALLY CONNORS, BBA
902-407-0001 Office
902-717-4824 Mobile



PHIL BOLHUIS, BCOMM
902-407-2854 Office
902-293-4524 Mobile



MATT OLSEN, BCD
902-407-2492 Office
902-489-7187 Mobile



PAUL PETTIPAS, LLB, MiCP
902-497-9636 Mobile



JOHNNY YANG, BCOMM
902-407-2696 Office
902-452-9073 Mobile



AYOB ASSALI
902-456-2686 Mobile

For additional information, including marketing packages, please contact one of our Advisors directly or visit our website at: <http://kwcommercialhalifax.ca>

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal from the market without notice, and to any specific listing conditions imposed by our principals. *some conditions apply.

KELLERWILLIAMS.
SELECT REALTY

kw COMMERCIAL
ADVISORS®