

RETAIL FOR LEASE



# 601 SACKVILLE DRIVE - KINGSWAY PLAZA

601 SACKVILLE DRIVE, LOWER SACKVILLE, NS B4C 2S4



FOR LEASE

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ALLY CONNORS, BBA**  
Commercial Real Estate Advisor  
O: (902) 407-0001  
C: (902) 717-4824  
allythibodeau@kwcommercial.com  
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:       | \$11.50 (2026)    |

## 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



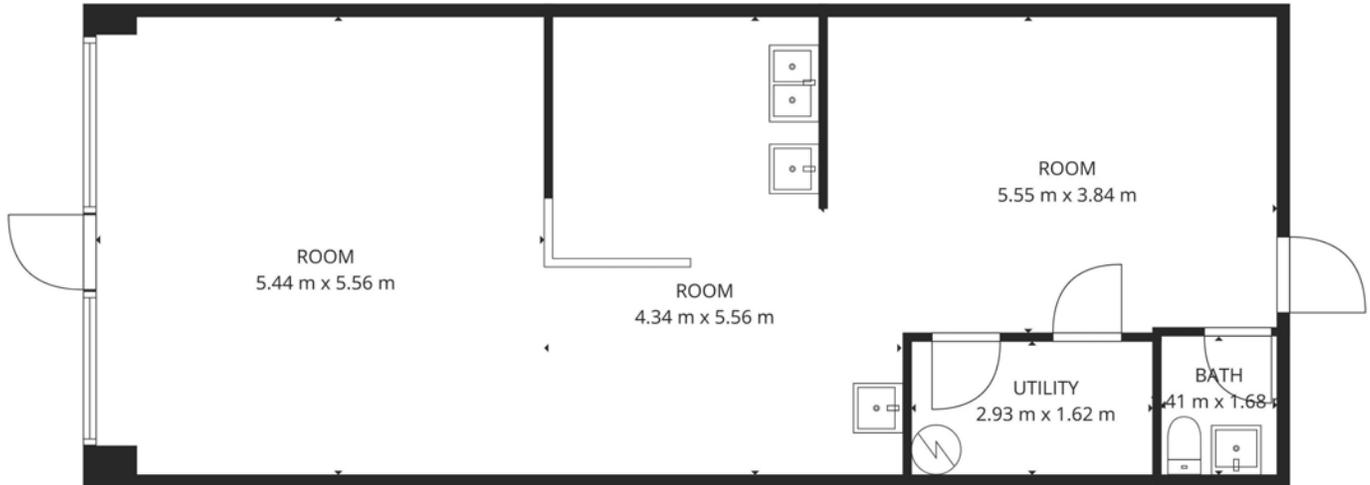
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601 SACKVILLE DRIVE

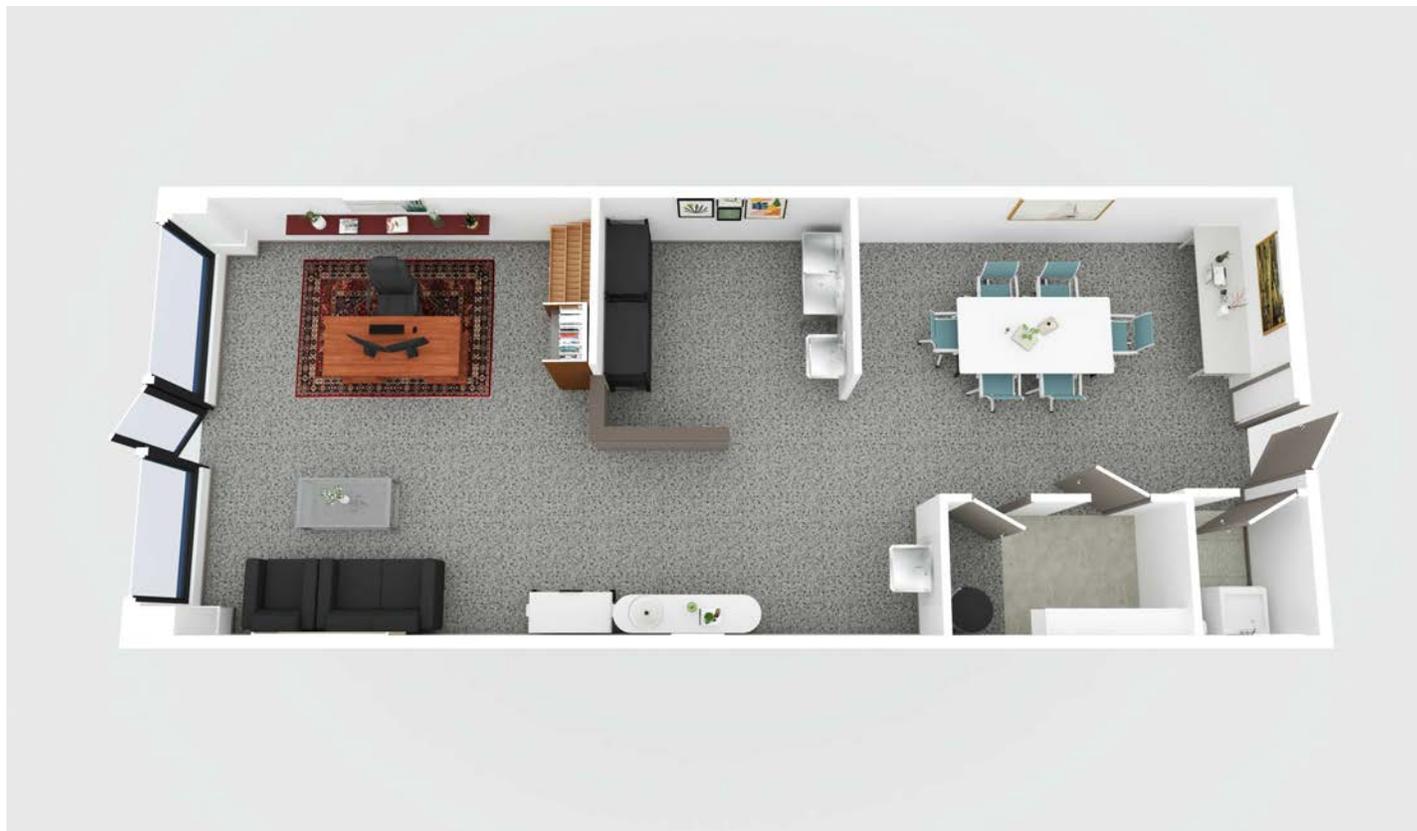


# FLOOR PLAN

601 SACKVILLE DRIVE



## Unit 2



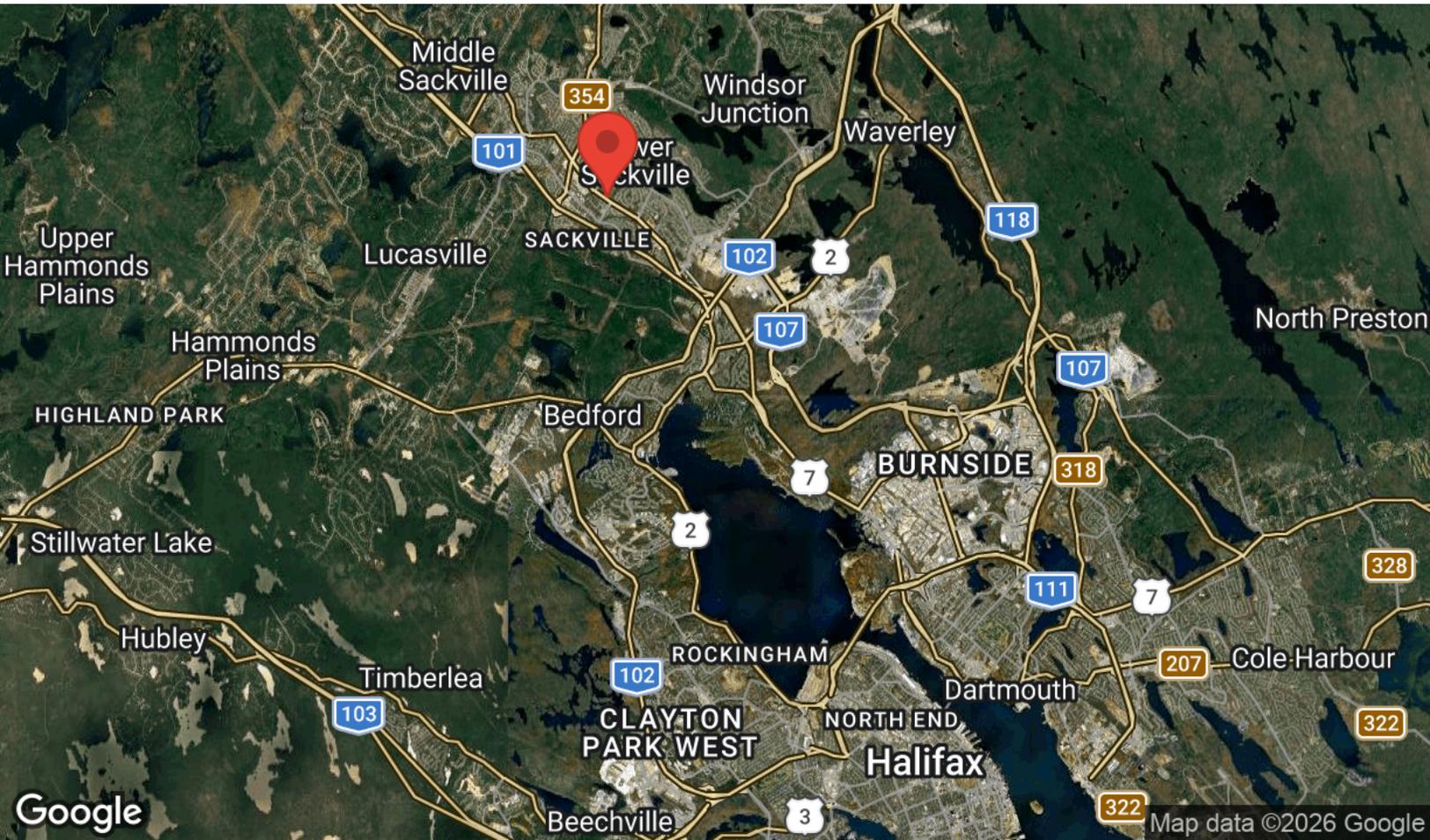
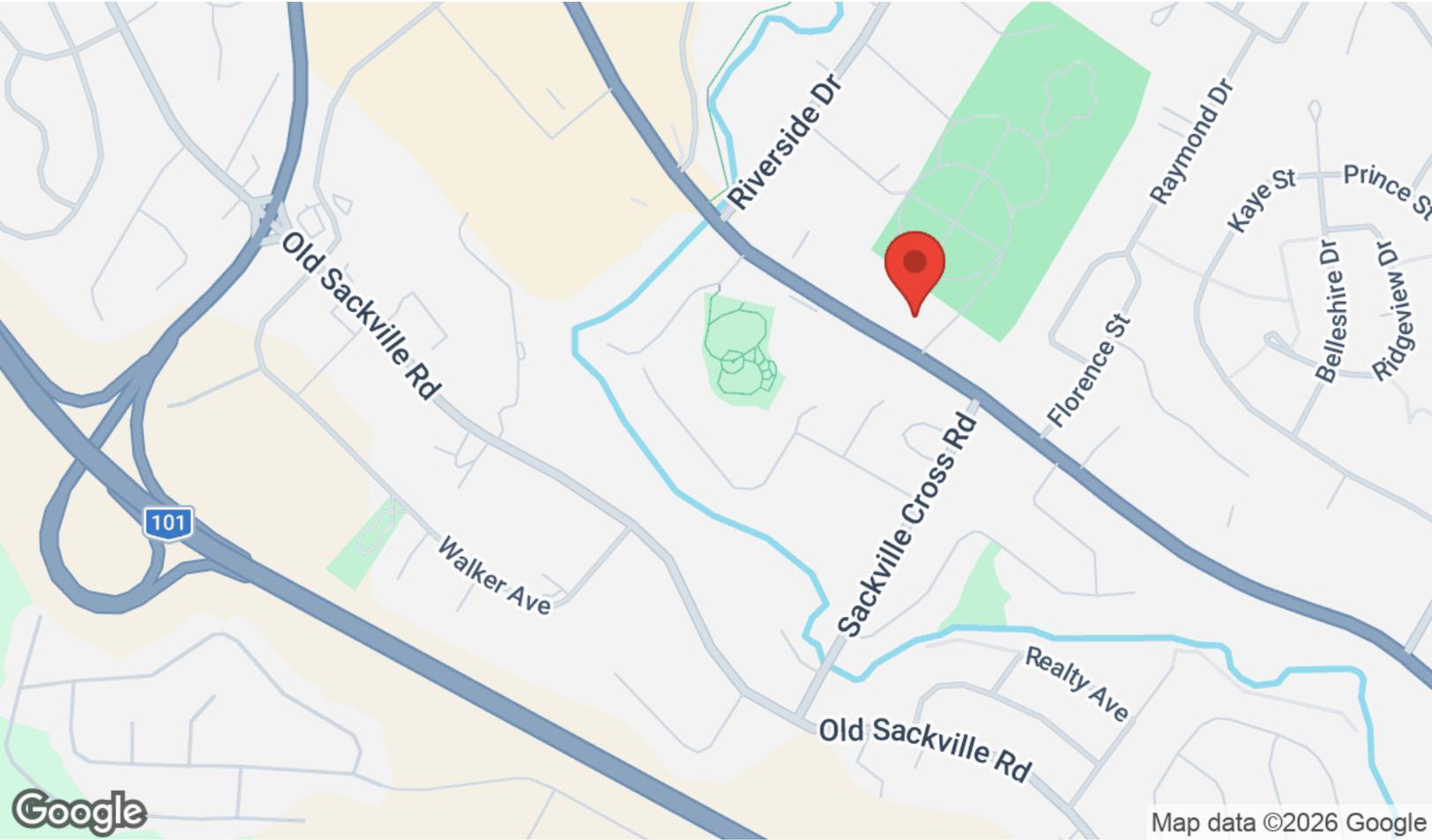
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# LOCATION MAPS

601 SACKVILLE DRIVE



## CONTACT INFORMATION

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