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## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

FEBRUARY 2026

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# LEASE LISTINGS

## OFFICE



### 409 BLUEWATER ROAD

**ATLANTIC ACRES BUSINESS PARK | BEDFORD**  
Small main level office space in front building, includes utilities. Larger 2<sup>nd</sup> 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 2<sup>nd</sup> 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



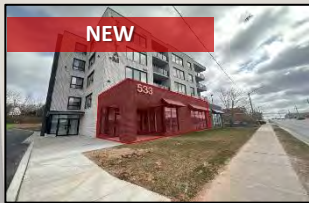
### 601 SACKVILLE DRIVE

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

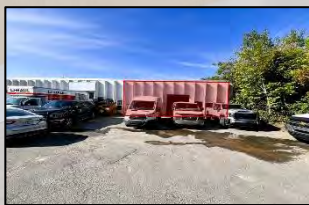


### 196 HIGNEY AVENUE

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 2<sup>nd</sup> 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 2<sup>nd</sup> floor finished offices and workshop. 22' – 24' Clear warehouse and 9' wide x 8.5' high grade loading.

**Available Space | 5,400 SF (1<sup>st</sup> 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 2<sup>nd</sup> 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



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