



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

## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

MARCH 2026

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**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



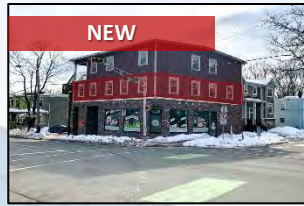
### 409 BLUEWATER ROAD

ATLANTIC ACRES BUSINESS PARK | BEDFORD

Small main level office space in front building, includes utilities. Larger 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



### 2102 OXFORD STREET

CENTRAL | HALIFAX

2<sup>nd</sup> Level fully built-out office space. Modern finishes, ample natural light and street-level entrance. 3 Dedicated parking. Power and heat pump maintenance excl.

Available Space | 1,800 SF

Lease Rate | \$37.00 PSF Semi-Gross



### 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 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 suitable for commercial and 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

## RETAIL



### 958 COLE HARBOUR ROAD

COLE HARBOUR | DARTMOUTH

Ground floor commercial space in high traffic area with great signage opportunity. Move-in ready space. Ample paved parking. Power not included.

Available Space | 1,200 SF (Unit 5)

Lease Rate | \$21.00 Net + \$9.00 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 + \$11.50 CAM & Tax

# LEASE LISTINGS

## 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 level mixed-use office w/ residential on top floor. Lots of natural light with attractive harbour views. Class A finishes throughout, high exposure and ample parking.

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

Corner industrial unit with 10' x 10' grade level loading and 14'-16' ceiling height.

Available Space | 2,000 SF

Lease Rate | \$16.00 Net + \$6.75 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



### 923 MAIN STREET

WESTPHAL | DARTMOUTH

2,000 SF unit features 13' ceilings and three grade-level doors. Ideal for warehousing, trades, light industrial, automotive, or service-based operations.

Available Space | 2,000 SF

Lease Rate | \$8,000/Month + CAM & Tax



### 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



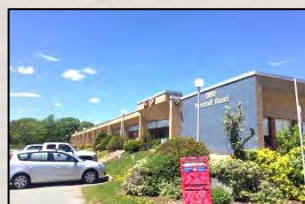
### 152 CROSSLEY AVENUE

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

# 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 Space | 2,000 SF – 4,000 SF**  
**Lease Rate | \$20.00 Net + \$8.00 CAM & Tax**



### 19 PETTIPAS DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Two (2) units available in an industrial building with 10' x 10' grade level loading and 14'-16' ceiling height.

**Available Space | Up to 4,250 SF**  
**Lease Rate | \$16.00 Net + \$6.75 CAM & Tax**



### 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**

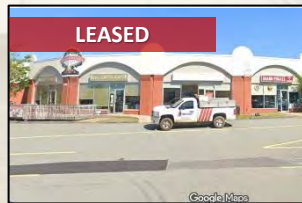


### ELMSDALE LOT 174 TJ

**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: October 1<sup>st</sup> 2026.

**Available Space | 3,072 SF – 12,500 SF**  
**Lease Rate | \$17.00 Net + \$6.00 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.

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



### 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**

# SALE LISTINGS

## MIXED-USE



### 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



### 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



### 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



### 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 | \$899,000



### 1105 BEDFORD HIGHWAY

BEDFORD | NOVA SCOTIA

Live / Work opportunity. Commercial over 2 levels with large 2 -bedroom apartment on top floor with large private deck, harbour views and large backyard.

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



### 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



### 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 | \$499,000



### 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



### 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

# SALE LISTINGS

## MULTI-FAMILY



NEW

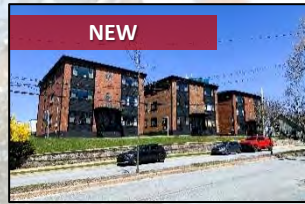
### 56 EVANS AVENUE

FAIRVIEW | HALIFAX

3-Storey walk-up multi-family building completely renovated in 2020-2021. 11,925 SF Lot. 900 SF Average unit size. Lots of nearby amenities and public transportation.

Unit Size | 12 x 2-Bedrooms

List Price | \$3,350,000



NEW

### 88-90-90A WINDMILL ROAD

DARTMOUTH | NOVA SCOTIA

Residential units over 3 buildings. New bathrooms, hardwood flooring, granite counters, stainless steel appliances, lighting, and roofs. Common laundry. 12 Paved parking. Fully leased.

Unit Size | 18 x 2-Bedrooms

List Price | \$5,145,000



NEW

### 5484-86 CLYDE STREET

DOWNTOWN | HALIFAX

Completely retrofitted in 2018 to include new bathrooms, kitchens, heat pumps, in-suite washer/dryers. Large shared back deck. 4 Marked paved parking.

Unit Size | 2 x 1-Bedroom & 6 x 2-Bedrooms

List Price | \$2,995,000



NEW

### 57-58 MAIN AVENUE

FAIRVIEW | HALIFAX

Two fully occupied, renovated buildings across from one another. Unit mix includes both 1-bedroom and 2-bedrooms. Significant upgrades. 27 Paved parking. Convenient access to nearby amenities.

Unit Size | 16 (57 Main) & 8 (58 Main)

List Price | \$7,675,000



NEW

### 23 BEST STREET

DARTMOUTH | NOVA SCOTIA

Renovated in 2020. 6 Units separately metered for power and common laundry room. 12 Paved parking. 8,000 SF lot in ER-2 (Established Residential) zone.

Unit Size | 1 x 1-Bedroom & 5 x 2-Bedrooms

List Price | \$1,645,000



# SALE LISTINGS

## INDUSTRIAL

NEW

### 475 MACELMON ROAD

DEBERT | NOVA SCOTIA

Versatile industrial/office fully leased with 16.5' clear height and dock level loading. 4.43 Acre lot with C-2 (Highway Commercial) zoning.

Building Size | 26,868 SF (10 Units)

List Price | \$3,450,000



### 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

UNDER AGREEMENT

### 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



UNDER AGREEMENT

### 55 INDUSTRIAL AVENUE

TRURO | TRURO BUSINESS PARK

Industrial building with 19.5' clear ceiling height in the warehouse. Four (4) 14' x 12' grade level loading. BI (Business Industrial) zone.

Building Size | 3,977 SF

List Price | \$950,000

### 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



### 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

UNDER AGREEMENT

### 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



### 319 LAKE ROAD

MAITLAND | NOVA SCOTIA

4 Commercial buildings on 4-acre lot. Currently used as a CFIA-approved slaughterhouse, with 2 residential residences and a barn.

Building Size | 9,016 SF (Combined)

List Price | \$1,595,000

# 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**



### 910 MAIN STREET

**WESTPHAL | DARTMOUTH**

Large development lot, mainly flat and partially cleared. High traffic area. C-4 (Highway Commercial) zoning for a variety of uses.

**Lot Size | 8.3 Acres**

**List Price | \$4,150,000**



### 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**



### LOT A2-A MACLAUGHLIN RD.

**WESTPHAL | DARTMOUTH**

Generously sized development lot with treed landscape and slightly sloping towards main road. 192' Road frontage. High traffic area. C-4 (Highway Commercial) zoning for a variety of uses.

**Lot Size | 29,149 SF**

**List Price | \$385,000**



### 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**



### 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**



### 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**

# FOR SALE

## MARCH SPOTLIGHT – 2267 BRUNSWICK STREET

### MULTI-FAMILY / DEVELOPMENT

Attention Investors & Developers: Architecturally distinctive heritage-style rental building. Originally a church rectory, it now offers stable income with significant development upside. This 3-storey, 12-unit property features character-filled suites with high ceilings, large bedrooms, hardwood and tile flooring, open-concept layouts, and abundant natural light.

An approved development agreement allows for the addition of up to 42 residential units, while maintaining income from the existing building. A rare opportunity to acquire a well-preserved heritage asset with immediate cash flow and future redevelopment potential.

**Building Size:** 12 Units

**Unit Mix:** 3 x 2-Bedroom, 6 x 1-Bedroom, 3 x Bachelor

**Lot Size:** 8,510 SF

**List Price:** \$6,250,000



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

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