



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

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

APRIL 2026

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Specialists in the Halifax Commercial Real Estate Market

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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 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



2102 OXFORD STREET

CENTRAL | HALIFAX

2nd 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 2nd floor office. Unit features reception, waiting area, and office(s) / work area.

Available Space | 936 SF (Unit 300)

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



199 BEDFORD HIGHWAY

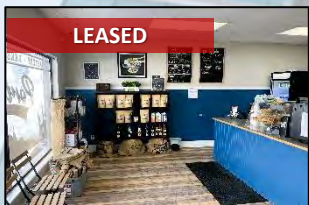
BEDFORD | NOVA SCOTIA

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



226 BROAD STREET

BEDFORD WEST | HALIFAX

Class "A" commercial / retail space offering sleek design and high-end finishes. Ground floor unit with direct entry, open work area, washrooms and storage / office.

Available Space | 1,418 SF (Unit 105)

Lease Rate | Call for Details



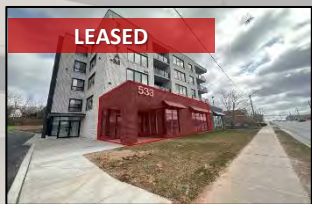
7 BAYVIEW ROAD

HALIFAX | NOVA SCOTIA

3 level mixed-use office with 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



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

INDUSTRIAL



30 LADY MARY WAY

UNIACKE INDUSTRIAL PARK | MOUNT UNIACKE

Various units available for lease or sublease. 18' Clear ceiling height and two 14' x 12' grade loading drive through doors. Sublease available until Nov 30th, 2029.

Available Space | 2,583 SF – 5,166 SF

Lease Rate | \$16.00 Net + \$6.47 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



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

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 + \$10.75 CAM & Tax

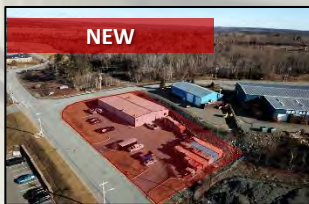


19 PETTIPAS DRIVE

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 | 1,000 SF & 1,550 SF
Lease Rate | \$16.00 Net + \$6.75 CAM & Tax



NEW

145 COLFORD AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Single tenant building available Sept 1st 2026 with 4 private offices, reception and boardroom. Warehouse has 16'3" clear ceiling height and 14' x 12' grade loading.

Available Space | 6,000 SF
Lease Rate | \$18.00 Net + \$8.00 CAM & Tax



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: October 1st 2026.

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



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

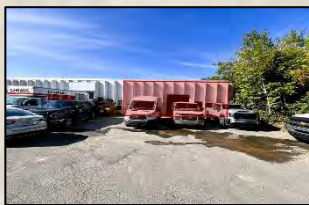


196 HIGNEY AVENUE

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 (Unit N)
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

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



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



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



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



2267 BRUNSWICK STREET

DOWNTOWN CBD | HALIFAX

Well preserved heritage building with high ceilings, large bedrooms and open concept layout in 12 current units. Approved for development of an additional 42 units.

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

List Price | \$7,675,000



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



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

SALE LISTINGS

INDUSTRIAL

UNDER AGREEMENT

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 | \$3,800,000



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



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



NEW

9 NOTTING COURT

DARTMOUTH | BURNSIDE BUSINESS PARK

50' x 82' Clear span building with built-out office space. 14' Ceiling height and 12' x 12' grade loading. Compressor with lines throughout. Additional 30' x 50' Quonset.

Building Size | 4,100 SF
List Price | \$2,450,000



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



NEW

30 LADY MARY WAY

UNIACKE INDUSTRIAL PARK | MOUNT UNIACKE

Industrial condo with 18' clear ceiling height and two 14' x 12' grade loading drive through doors. Easy access to Highway 101 via exit 3. Also available for lease.

Unit Size | 2,583 SF (Unit 102)
List Price | \$1,049,000



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

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 with 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

APRIL SPOTLIGHT – 9 NOTTING COURT

INDUSTRIAL

Clear span pre-engineered steel building (50' x 82') offering a versatile layout with built-out office space featuring electric baseboard and ductless heating and cooling, along with an open warehouse area with 14' clear height. The property includes a 12' x 12' grade-level loading door, compressor with lines run throughout the building, and 200 Amp 120/208 Volt electrical service. Situated on a fully fenced and secured 1.08-acre parcel, the site also features a 30' x 50' Quonset hut with a 14' roll-up door, providing additional storage or workspace.

Located in Burnside Industrial Park, the subject property offers excellent connectivity with quick access to Highways 111, 118, and 107, and is approximately 10 km from Downtown Halifax, 21 km from Halifax Stanfield International Airport, and minutes from the Port of Halifax, making it an ideal location for businesses requiring strong regional and national transportation links.

Building Size: 4,100 SF (50' x 82')

Additional Quonset Hut: 30' x 50'

Lot Size: 1.08 Acres

List Price: \$2,450,000



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