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## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

MAY 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



### 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 | 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



### 90 RADDALL AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial office recently renovated with high-end finishes. Four (4) private offices, open work area, boardroom and two (2) washrooms. Ample paved parking.

Available Space | 2,500 SF

Lease Rate | \$15.00 Net + \$5.90 CAM & Tax

# LEASE LISTINGS

## RETAIL



### 5383-85 VICTORIA ROAD

**SOUTH END | HALIFAX**

2<sup>nd</sup> Generation kitchen space ideal for small restaurant, take-out establishment or café. Includes front counter, sitting area, kitchen and storage. Excludes HST & Power.

**Available Space | 1,065 SF**

**Lease Rate | \$3,500 / Month**



### 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**

## 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**

# 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**

One (1) unit available in an industrial building with 10' x 10' grade level loading and 14'-16' ceiling height.

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



### 145 COLFORD AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Single tenant building available Sept 1<sup>st</sup> 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 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



### 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

# LEASE LISTINGS

## INDUSTRIAL



### 30 LADY MARY WAY

**UNIACKE INDUSTRIAL PARK | MOUNT UNIACKE**  
Single unit for lease (unit 102) or sublease (unit 106). 18' Clear ceiling height and two 14' x 12' grade loading drive through doors. Sublease until: Nov 30<sup>th</sup>, 2029.

**Available Space | 2,583 SF x 2**  
**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**



### 49 PETTIPAS DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**  
Two (2) industrial units available. Unit ABCD includes dock loading & Unit T includes grade level loading. 15' - 17' Clear ceiling height. Natural gas heating.

**Available Space | 1,440 SF & 5,760 SF**  
**Lease Rate | \$16.00 Net + \$6.75 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**



# 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 | \$2,385,000



### 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

# SALE LISTINGS

## MULTI-FAMILY



### 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**



### 1011 BURGESS CRESCENT

**WINDSOR | HANTS COUNTY**

Well-maintained 3-storey multi-family building with older, long-term tenants. Some units have been recently renovated. Common area coin-operated laundry.

**Unit Mix | 19 x 2-Bedrooms + 5 x 1-Bedroom**  
**List Price | \$3,950,000**

## 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**

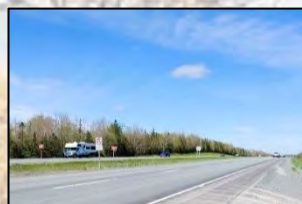


### MILFORD LANDS

**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 | \$339,500**



### 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**

# SALE LISTINGS

## INDUSTRIAL

SOLD

### 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



UNDER AGREEMENT

### 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

### 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

### 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



NEW PRICE

### 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 | \$2,395,000

SOLD



# FOR SALE

## MAY SPOTLIGHT – 1011 BURGESS CRESCENT

### MULTI-FAMILY

Well-located 24-unit apartment building in the growing community of Windsor. The subject property features a strong mix of 19 two-bedroom units and 5 one-bedroom units, appealing to a broad tenant base and providing stable rental demand. Four units have recently been renovated, presenting an opportunity for a new owner to continue upgrading suites and increasing rental income over time.

The building features an older, long-term tenant base, with residents who maintain their units in above-average condition. Onsite building manager takes excellent care of the property and keeps all common areas clean. Two (2) laundry rooms onsite on both the 1st and 3rd floor of the building, using Coinmatic machines. Non-smoking building and only cats allowed.

Situated in a quiet residential area with convenient access to local amenities, services, and Highway 101. Windsor continues to experience steady growth and strong demand for quality rental housing, making this an attractive opportunity for investors seeking both stable cash flow and long-term upside potential. Building is right beside the Windsor Regional Hospital.

**Unit Mix:** 19 x 2-Bedrooms + 5 x 1-Bedroom

**Lot Size:** 0.93 Acres

**List Price:** \$3,950,000



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