

COMMERCIAL FOR LEASE



33 LEAMAN DRIVE

33 LEAMAN DRIVE, DARTMOUTH, NS B3A 0J3



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

33 LEAMAN DRIVE



OFFERING SUMMARY

Property Type:	Ground Floor Commercial
Available Space:	Unit 1: 500 SF Unit 2: 1,100 SF Unit 3: 2,500 SF
Parking:	Street Parking Available
Lease Rate:	\$20.00 Net
CAM & Tax:	\$10.00 Net Power and garbage removal not included. Water and pest control included

PROPERTY OVERVIEW

33 Leaman Drive offers modern ground-floor commercial space within a newly constructed 50-unit apartment building, providing an excellent opportunity for retail, service, or professional office users. Unit 1 includes a bathroom rough-in, while Unit 3 features a dedicated side man-loading door and private driveway access for convenient deliveries and drop-offs. Water and pest control are included, and ample street parking is available nearby for customers and staff.

LOCATION OVERVIEW

33 Leaman Drive is ideally situated in Dartmouth's Albro Lake neighbourhood, surrounded by a well-established mix of commercial, industrial, and service-oriented businesses, with Burnside Business Park just 10 minutes away. The property offers excellent connectivity via Highway 111, providing convenient access to Downtown Halifax in approximately 15 minutes, Halifax Stanfield International Airport in 25 minutes, and the Port of Halifax within 20 minutes. Its central location makes it an ideal choice for businesses seeking efficient access to key commercial and transportation hubs across the Halifax Regional Municipality.

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

kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

ALLY CONNORS, BBA
Commercial Real Estate Advisor
O: (902) 407-0001
C: (902) 717-4824
allythibodeau@kwcommercial.com
Nova Scotia

PROPERTY PHOTOS

33 LEAMAN DRIVE



PROPERTY PHOTOS

33 LEAMAN DRIVE



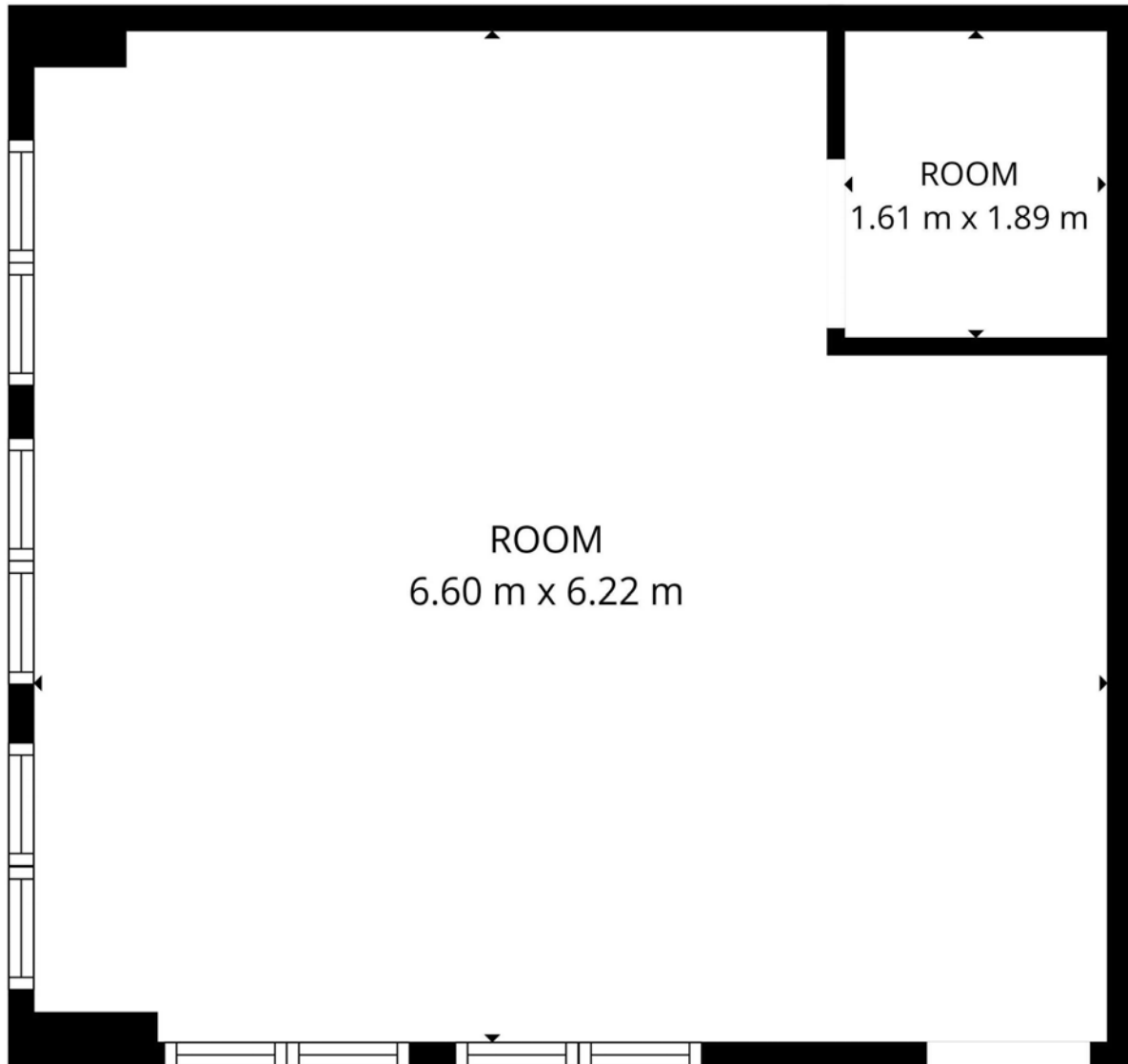
PROPERTY PHOTOS

33 LEAMAN DRIVE



FLOOR PLAN - UNIT 1

33 LEAMAN DRIVE



Unit 1: 500 SF

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

kw COMMERCIAL
ADVISORS

Each Office Independently Owned and Operated

ALLY CONNORS, BBA

Commercial Real Estate Advisor

O: (902) 407-0001

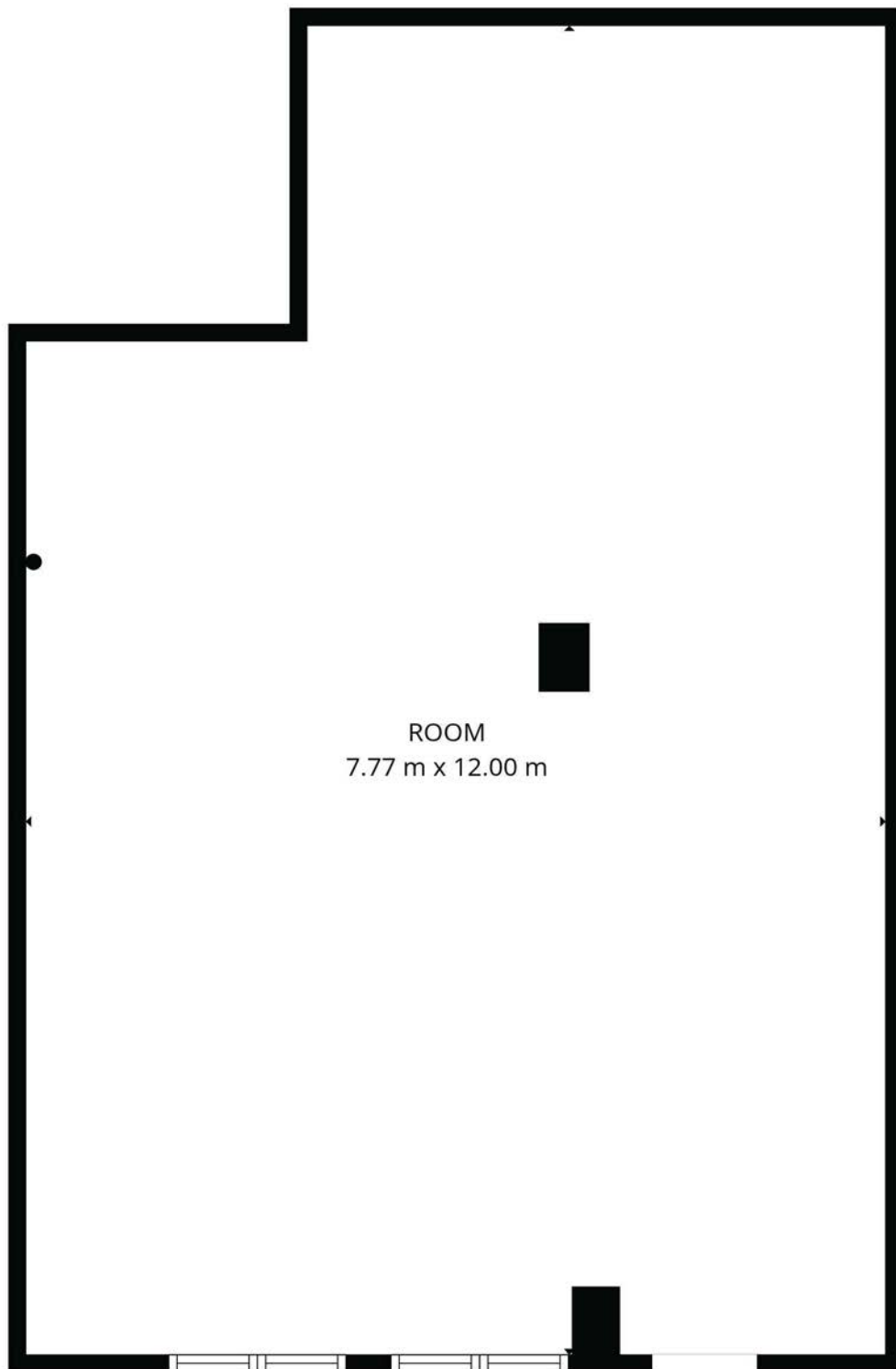
C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

FLOOR PLAN - UNIT 2

33 LEAMAN DRIVE



Unit 2: 1,100 SF

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

kw COMMERCIAL
ADVISORS

Each Office Independently Owned and Operated

ALLY CONNORS, BBA

Commercial Real Estate Advisor

O: (902) 407-0001

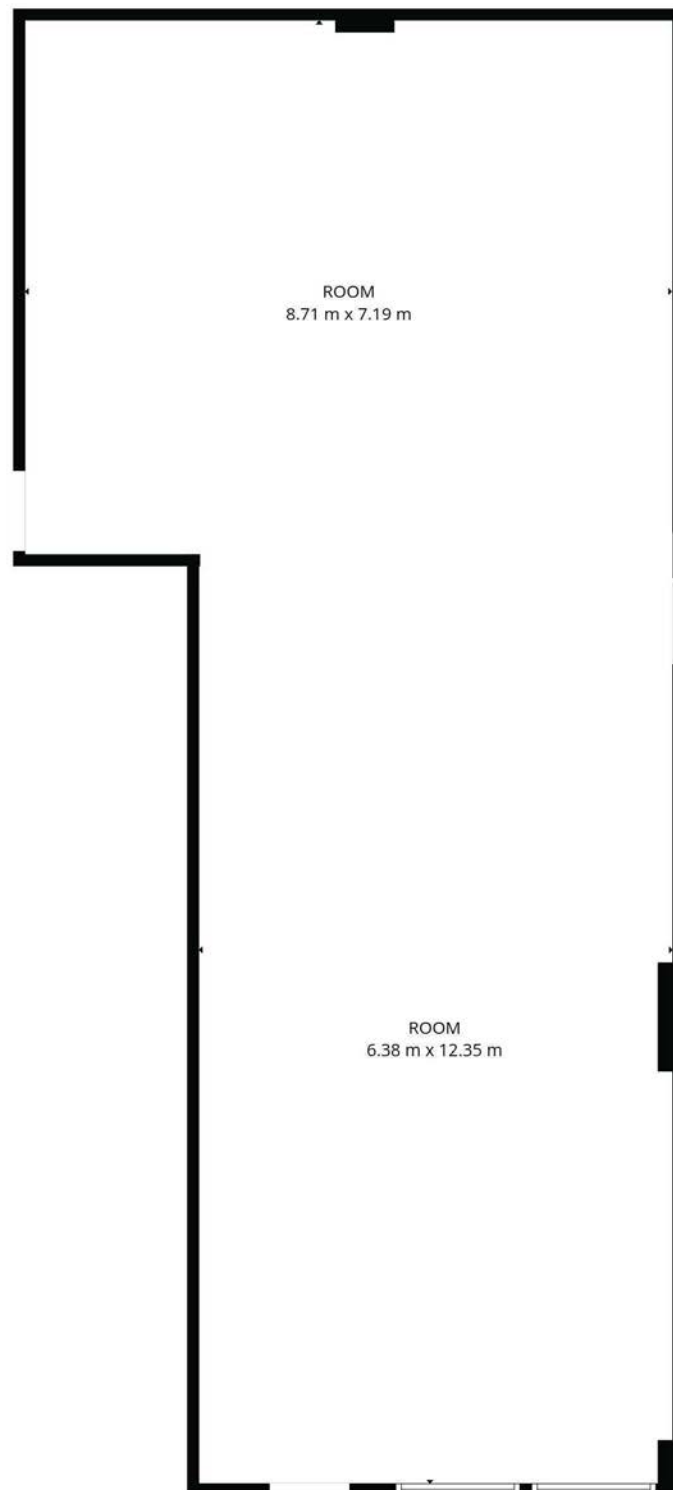
C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

FLOOR PLAN - UNIT 3

33 LEAMAN DRIVE



Unit 3: 2,500 SF

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



Each Office Independently Owned and Operated

ALLY CONNORS, BBA

Commercial Real Estate Advisor

O: (902) 407-0001

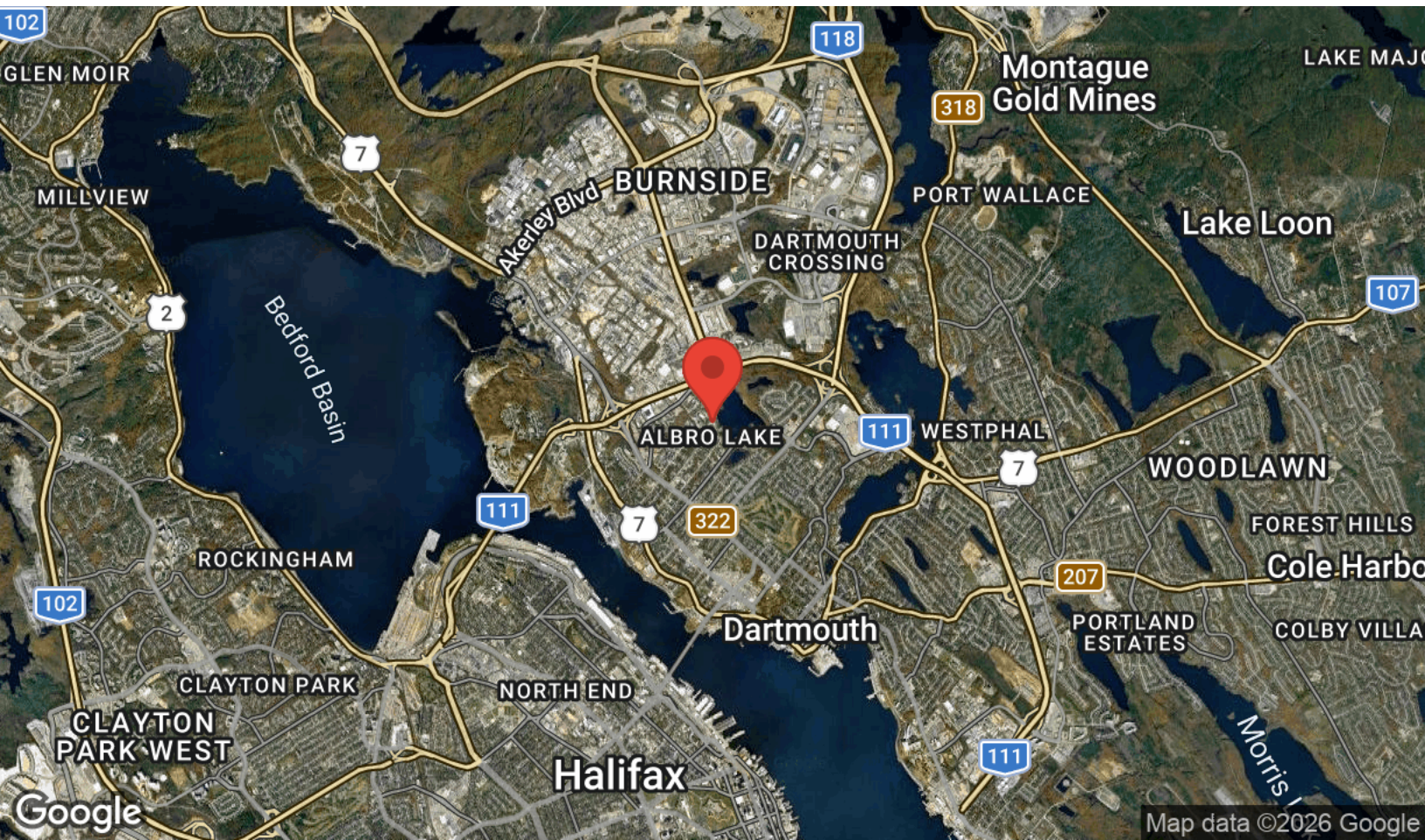
C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

LOCATION MAPS

33 LEAMAN DRIVE



CONTACT INFORMATION

33 LEAMAN DRIVE



ALLY CONNORS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-717-4824 | ALLYTHIBODEAU@KWCOMMERCIAL.COM