



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

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

JULY 2026

CLICK TO VIEW

FOR LEASE

[OFFICE](#)

[MIXED-USE](#)

[INDUSTRIAL](#)

FOR SALE

[MIXED-USE](#)

[MULTI-FAMILY](#)

[LAND](#)

[INDUSTRIAL](#)

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
902-407-2492 Office
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 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



98 WILLIAMS AVENUE

BURNSIDE BUSINESS PARK | DARTMOUTH

Two-storey walk-up with 7 private offices, 2 meeting rooms, lunchroom, kitchen and open work area. Security card access. 25 Paved parking.

Available Space | 5,407 SF

Lease Rate | \$14.00 PSF + \$8.50 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

MIXED-USE



33 LEAMAN DRIVE

ALBRO LAKE AREA | DARTMOUTH

3 Units available in a modern ground floor commercial space of a new 50-unit apartment building. Water & pest control included. Ample street parking nearby.

Available Space | 500 SF, 1,100 SF & 2,500 SF

Lease Rate | \$20.00 Net + \$10.00 CAM & Tax



7 BAYVIEW ROAD

CLAYTON PARK | HALIFAX

3 level mixed-use office with residential on top floor. Class A finishes and lots of natural light. High exposure on the Bedford Highway with attractive harbour views and ample parking.

Available Space | 9,750 SF (Combined)

Lease Rate | Call for Details

LEASE LISTINGS

INDUSTRIAL



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



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



49 PETTIPAS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK
Unit PQ coming soon to market - includes grade level loading, 15' – 17' clear ceiling height and natural gas heating.

Available Space | 2,880 SF
Lease Rate | \$16.00 Net + \$6.75 CAM & Tax



65 JOHN SAVAGE AVENUE

BURNSIDE BUSINESS PARK | DARTMOUTH
Expansive warehouse space with 24' clear height, and 5 dock loading. Includes 7 private offices, 2 cubicle areas, boardroom, showroom and kitchen. Natural gas heating.

Available Space | 20,114 SF (Units 3 & 4A)
Sublease Rate | Please Contact



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



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



80 THORNHILL DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK
Versatile industrial space with main level showroom and 2nd level office. 17'6" – 22" Clear ceiling height and multiple dock and grade loading options. 1.1 Acre lot.

Available Space | 13,336 SF
Lease Rate | \$16.00 Net + \$6.00 CAM & Tax



120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK
Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane.

Available Space | 11,928 SF
Lease Rate | \$16.00 Net



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 | \$19.00 Net + \$8.00 CAM & Tax



401 BLUEWATER ROAD

BEDFORD | BLUEWATER BUSINESS PARK
Versatile space with 2 private offices, reception and industrial mechanic shop. 1 Grade loading door ideal for service-based, trades or light industrial users.

Available Space | 1,200 SF
Lease Rate | \$20.00 Net + \$10.00 CAM & Tax

LEASE LISTINGS

INDUSTRIAL



109 SIMMONDS DRIVE

DARTMOUTH | BURNSIDE BUSINESS PARK

1000 SF office plus clear-span warehouse space. The warehouse features 18'-21' clear heights, two 10' x 10' grade-level loading and secured shared gated entry.

Available Space | 7,100 SF

Lease Rate | \$16.00 Net + \$7.80 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 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



216 LANCASTER CRESCENT

DEBERT | DEBERT INDUSTRIAL PARK

New construction with flexible leasing options. 16' Clear ceiling height and three (3) 14' x 12' grade level loading. Separate power meters. Oversized parking lot.

Available Space | 2,000 SF - 6,000 SF

Lease Rate | \$10.00 Net + CAM & Tax TBD



191 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

Units 14-16A in a multi-tenant industrial building. 18'6" Clear ceiling height with 25' x 24' column spacing. Dock loading and 53' truck turning radius yard.

Available Space | 10,834 SF

Lease Rate | \$13.00 Net + \$10.16 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



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 30th, 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

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 | \$219,000



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 | \$874,000



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



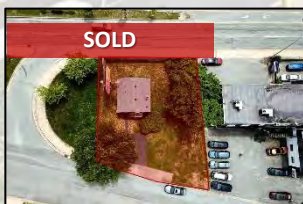
1423 FALL RIVER ROAD

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

SALE LISTINGS

MULTI-FAMILY



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



UNDER AGREEMENT

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



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



120 JOSEPH ZATZMAN DR.

DARTMOUTH | BURNSIDE BUSINESS PARK

Industrial building on 1.17 acre lot. Includes 3 grade loading and 1 oversized loading door and 5 Ton loading crane.

Building Size | 11,928 SF
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 | \$2,395,000



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



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



216 LANCASTER CRESCENT

DEBERT | DEBERT INDUSTRIAL PARK

New construction with 3 demisable bays. Separately metered. 16' Clear height with 14' x 12' grade level loading. 1.5 Acres (to be subdivided). Easy access to Hwy 102.

Unit Size | 2,000 SF - 6,000 SF
List Price | \$1,350,000



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

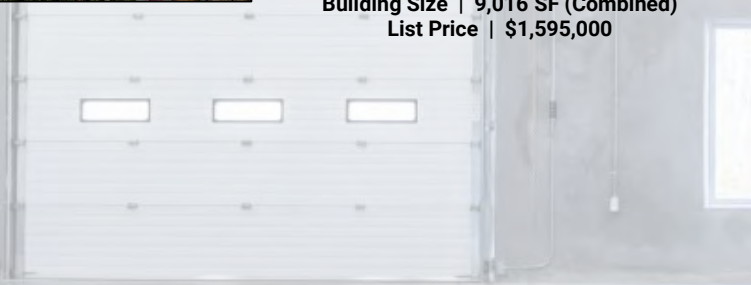


30 LADY MARY WAY

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



FOR SALE OR LEASE

JULY SPOTLIGHT – 216 LANCASTER CRESCENT

INDUSTRIAL

This newly constructed industrial building sits on 1.5 acres (to be subdivided) and is available for sale or lease. The property offers flexible leasing options from 2,000 SF to 6,000 SF with three demisable bays, 16' clear ceiling height, three (3) 14' x 12' grade level doors, and 600 amp 12/208 volt, 200 amp 3-phase power and 1 washroom per unit. Additional features include separate power meters, heat pump and baseboard heating, durable steel siding, and an oversized parking area suitable for large vehicles and industrial users.

Situated within a well-established and growing industrial park in Debert, 216 Lancaster Crescent is surrounded by a strong mix of commercial, transportation, construction, and industrial users. The area is home to a variety of warehousing, manufacturing, trades, and service-based businesses, making it an ideal location for industrial operations. Located approximately 2 Kms from Highway 102, the property offers excellent connectivity to major transportation routes throughout the Halifax Regional Municipality and Atlantic Canada.

Building Size: 3 Units x 2,000 SF (6,000 SF Combined Total)

List Price: \$1,350,000

Lease Rate: \$10.00 Net + CAM & Tax TBD



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



ALLY CONNORS, BBA
902-407-0001 Office
902-717-4824 Mobile



PHIL BOLHUIS, BCOMM
902-407-2854 Office
902-293-4524 Mobile



MATT OLSEN, BCD
902-407-2492 Office
902-489-7187 Mobile



PAUL PETTIPAS, LLB, MiCP
902-497-9636 Mobile



JOHNNY YANG, BCOMM
902-407-2696 Office
902-452-9073 Mobile



AYOB ASSALI
902-456-2686 Mobile
902-407-2492 Office

For additional information, including marketing packages, please contact one of our Advisors directly or visit our website at: <http://kwcommercialhalifax.ca>

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal from the market without notice, and to any specific listing conditions imposed by our principals. *some conditions apply.

KELLERWILLIAMS.
SELECT REALTY

kw COMMERCIAL
ADVISORS*