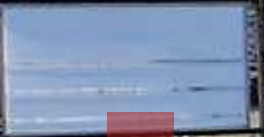


RETAIL FOR LEASE

958 Cole Harbour Road



Retail - For Lease

958 Cole Harbour Road, Dartmouth, NS B2V 1E6



EXECUTIVE SUMMARY

958 COLE HARBOUR ROAD



OFFERING SUMMARY

BUILDING TYPE:	Street Retail
AVAILABLE SPACE:	1,550 SF (Unit 3 center unit)
FRONTAGE:	Street frontage on Cole Harbour Road
PARKING:	Ample onsite parking
LEASE RATE:	\$15.00 PSF
CAM & TAX:	\$9.00

PROPERTY OVERVIEW

- Ground floor commercial/office space
- Highly visible location with great signage opportunity
- Units prepared for tenant fit up and finishes to customize use of the space
- Ample parking onsite (46 paved parking spaces)

LOCATION OVERVIEW

The subject property is located at 958 Cole Harbour Road, Cole Harbour, Nova Scotia. The Cole Harbour Road area is a main thoroughfare connecting Cole Harbour with Portland Street. Cole Harbour Road is the main retail district of Cole Harbour. Traffic counts on Cole Harbour road exceed 30,000 vehicles per day.

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

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

PROPERTY PHOTOS

958 COLE HARBOUR ROAD

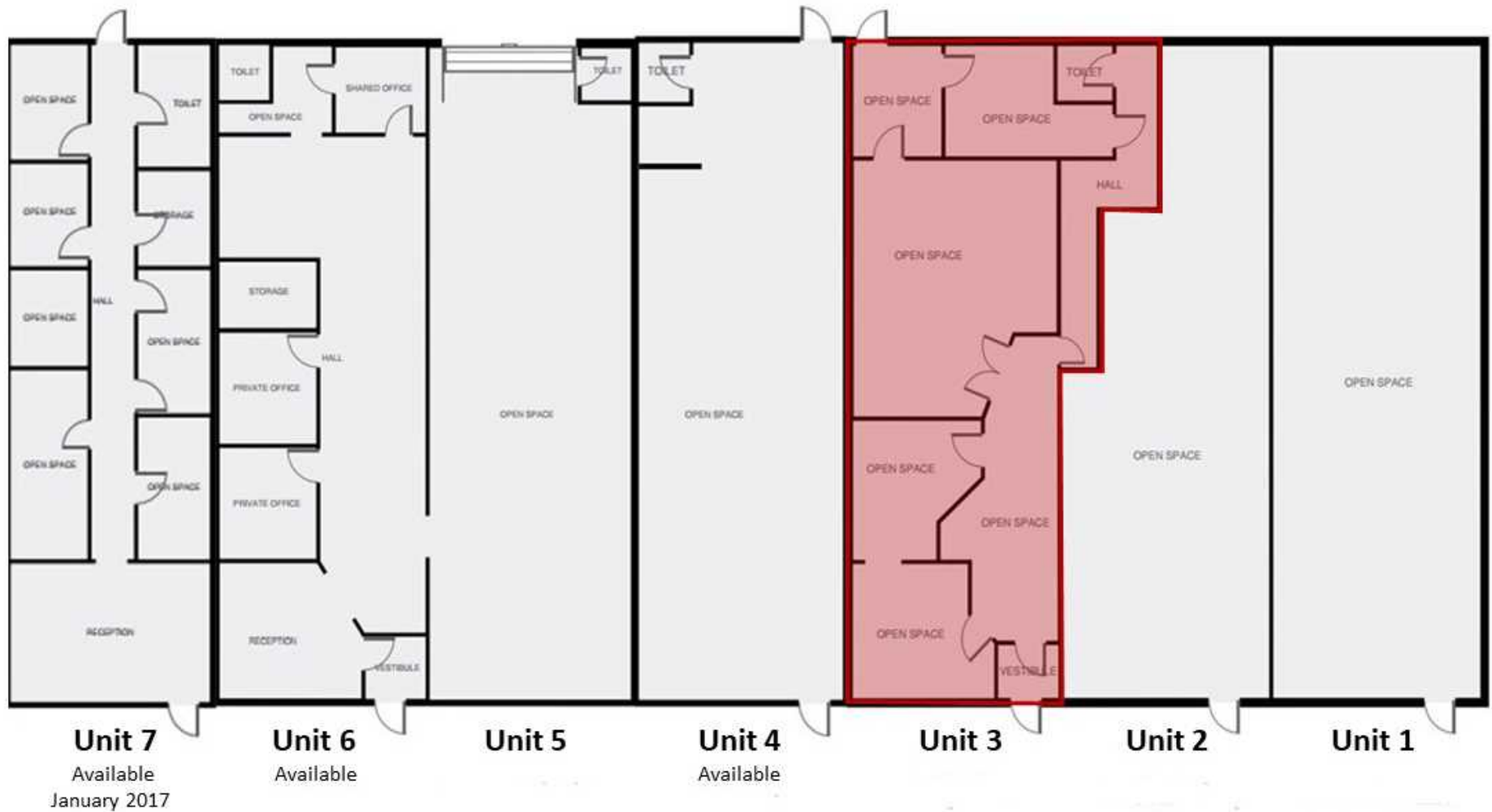


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FLOOR PLAN

958 COLE HARBOUR ROAD

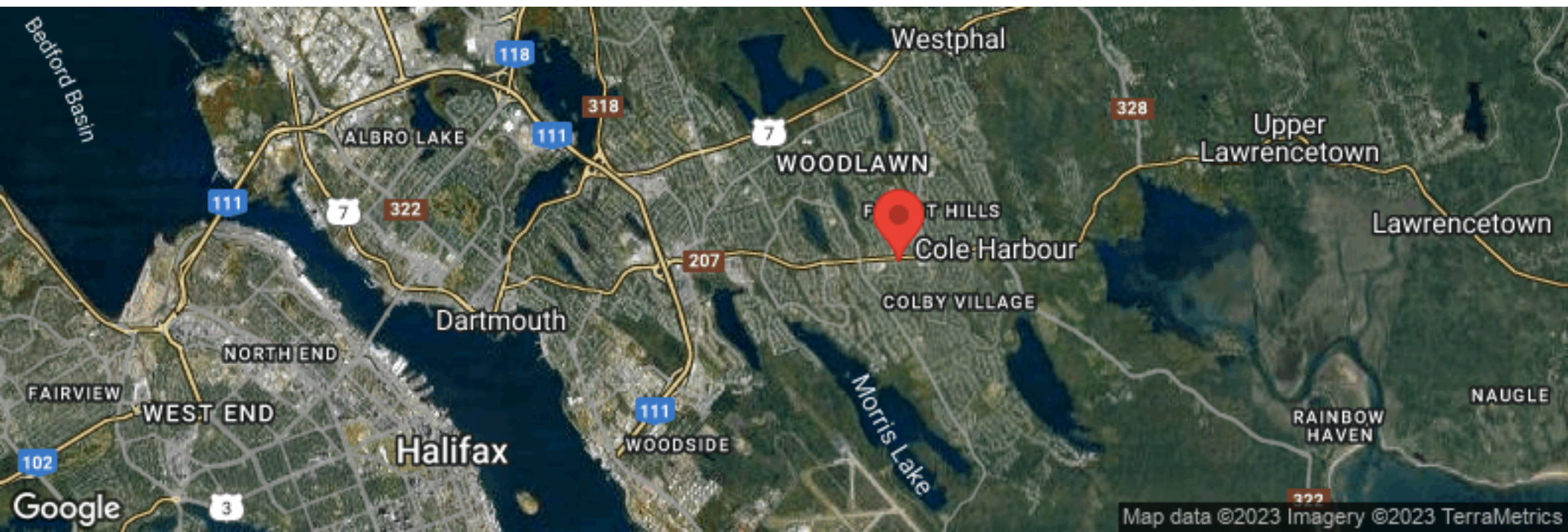


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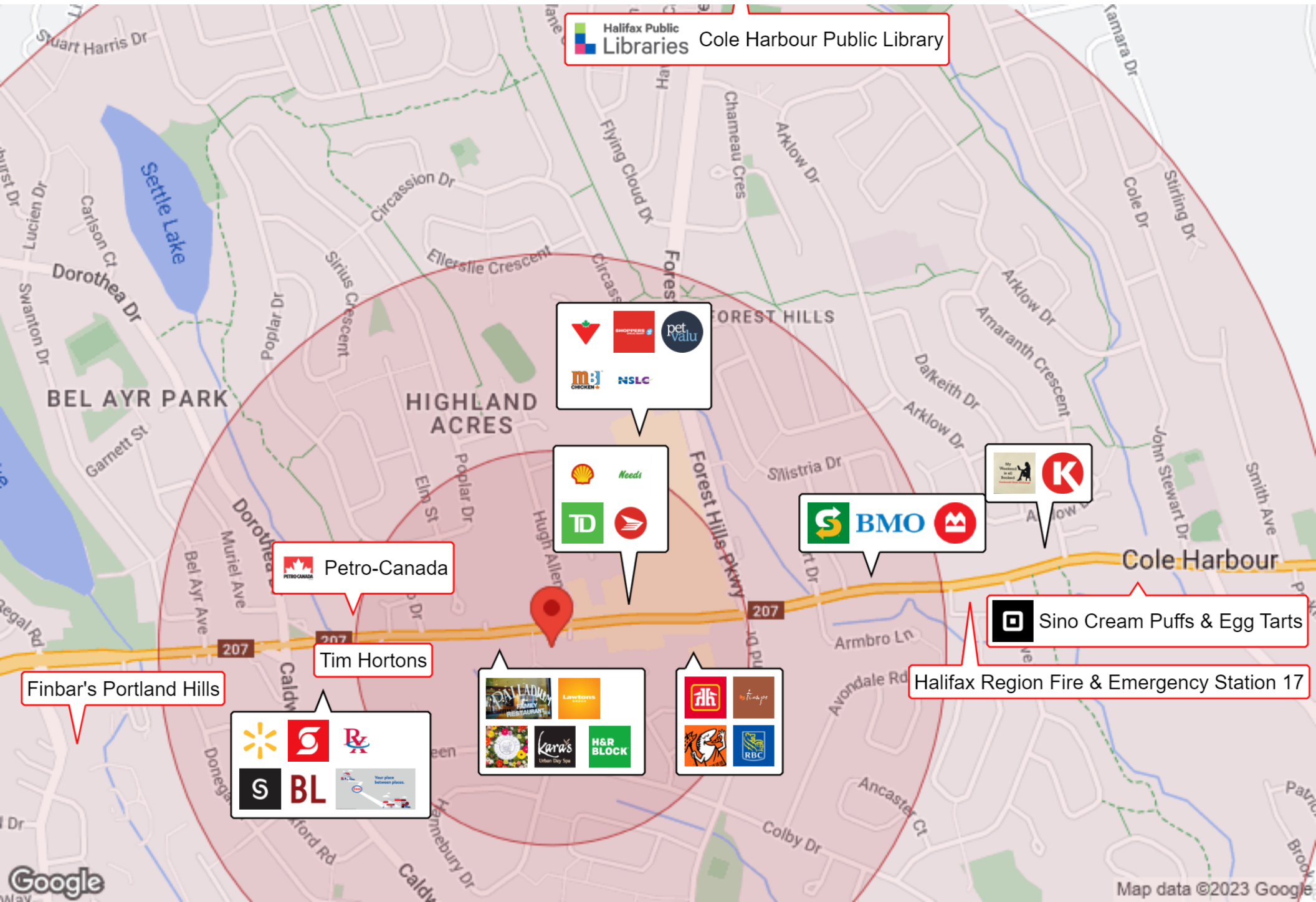
LOCATION MAPS

958 COLE HARBOUR ROAD



BUSINESS MAP

958 COLE HARBOUR ROAD



Halifax Public Libraries
Cole Harbour Public Library

pet valu
m3 CHICKEN
NSLC

Shell
Needs
TD

BMO

K

Petro-Canada

Tim Hortons

Sino Cream Puffs & Egg Tarts

Halifax Region Fire & Emergency Station 17

Finbar's Portland Hills

S BL

Lawtons
Kara's Urban Dry Spa
H&R BLOCK

atk
RBC

CONTACT INFORMATION

958 COLE HARBOUR ROAD



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