

OFFICE / RETAIL FOR LEASE



5280 ST. MARGARETS BAY ROAD

5280 ST. MARGARETS BAY ROAD, UPPER TANTALLON, NS B3Z 2J1



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

AYOB ASSALI

Office & Retail Leasing

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EXECUTIVE SUMMARY

5280 ST. MARGARETS BAY ROAD



OFFERING SUMMARY

PROPERTY TYPE: Office / Retail

AVAILABLE SPACE: 1,100 SF (Suite 102)

PARKING: Ample onsite
70 shared spaces

ZONING: VC (Village Centre) Zone

LEASE RATE: \$22.00 PSF

CAM & TAX: \$7.85

PROPERTY OVERVIEW

1 & 2 Story wood frame Cape Cod style walk-up Retail / Commercial plazas. This high exposure plaza contains 2 buildings anchored by RBC.

Suite 102 is located inside 5288 St Margarets Bay Road on the ground floor directly to your left as you walk into the building. The premises is built in a traditional office design with a reception and waiting area, 3 offices, a kitchenette, open work area, and bathroom

LOCATION OVERVIEW

Upper Tantallon is Nova Scotia's fastest growing suburban community situated approximately 30 kilometers northwest of downtown Halifax. The subject property is located on St. Margaret's Bay Road near the entrance to Highway #333. This intersection is considered a key location, as a large portion of the area population passes through this intersection on a daily basis. The area is generally comprised of single family residential housing. The community has experienced rapid residential growth over the past decade, and in the immediate area there are a number of commercial enterprises including the Superstore, Canadian Tire, Irving Gas Bar, Royal Bank, Guardian Drugs, as well as law, insurance and medical offices.

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PROPERTY PHOTOS

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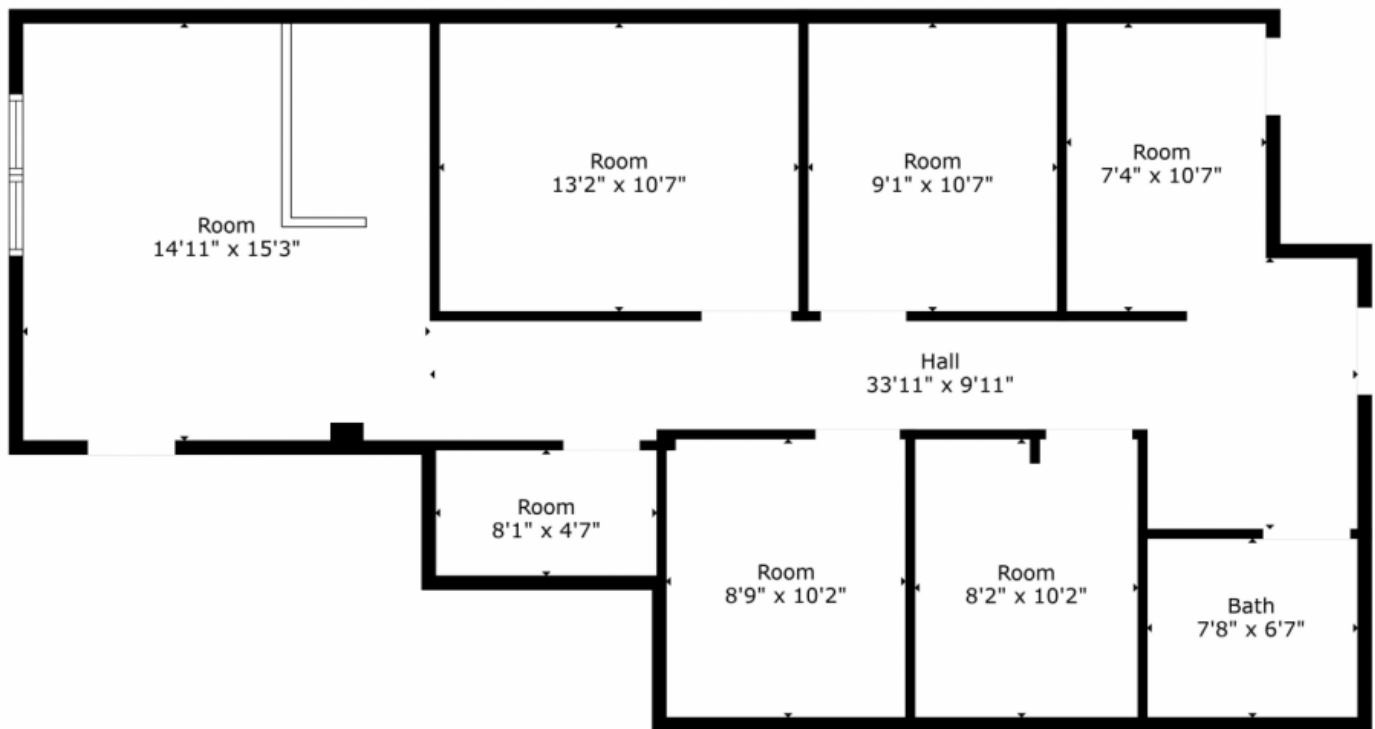
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FLOOR PLAN - SUITE 102

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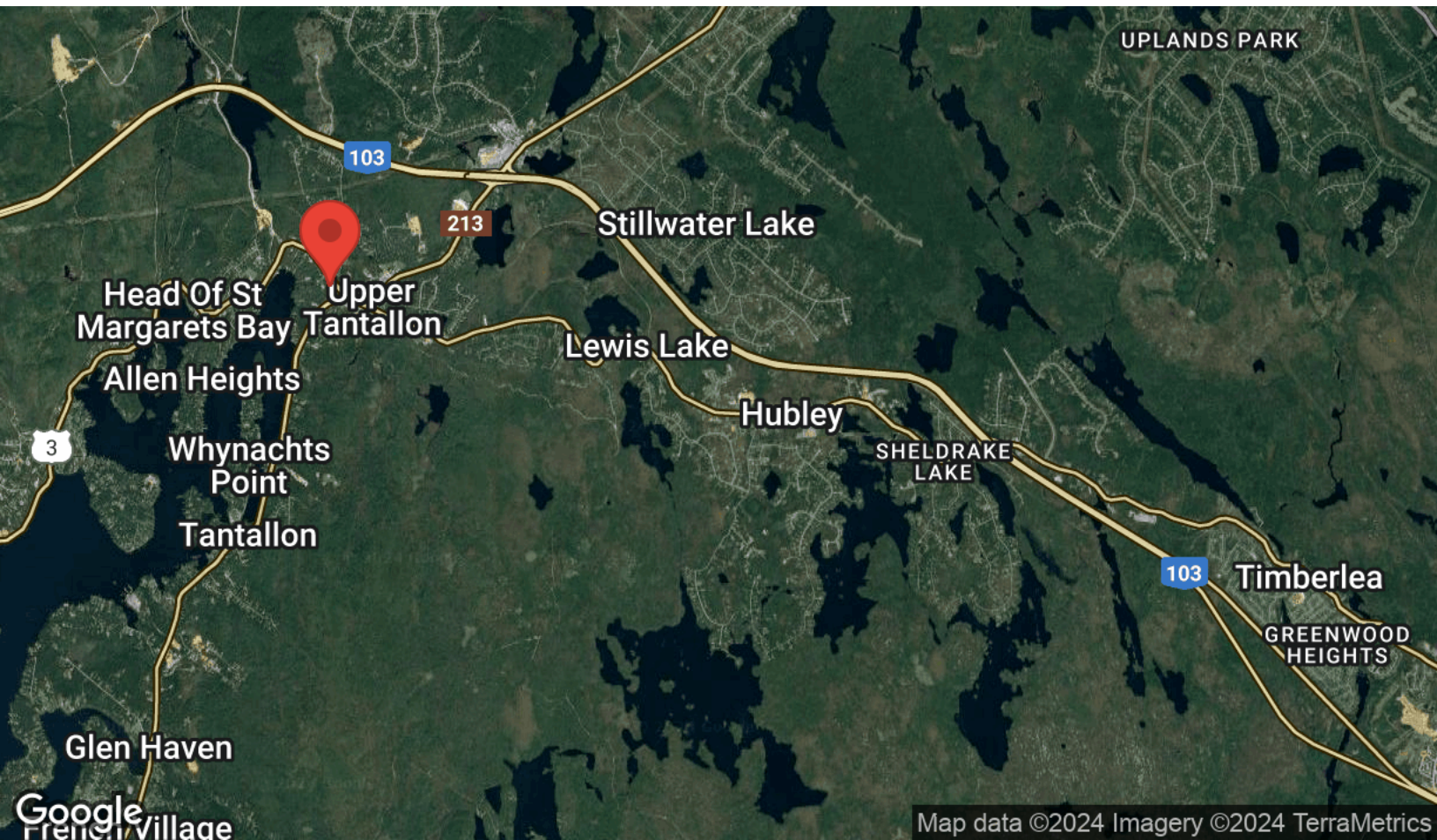
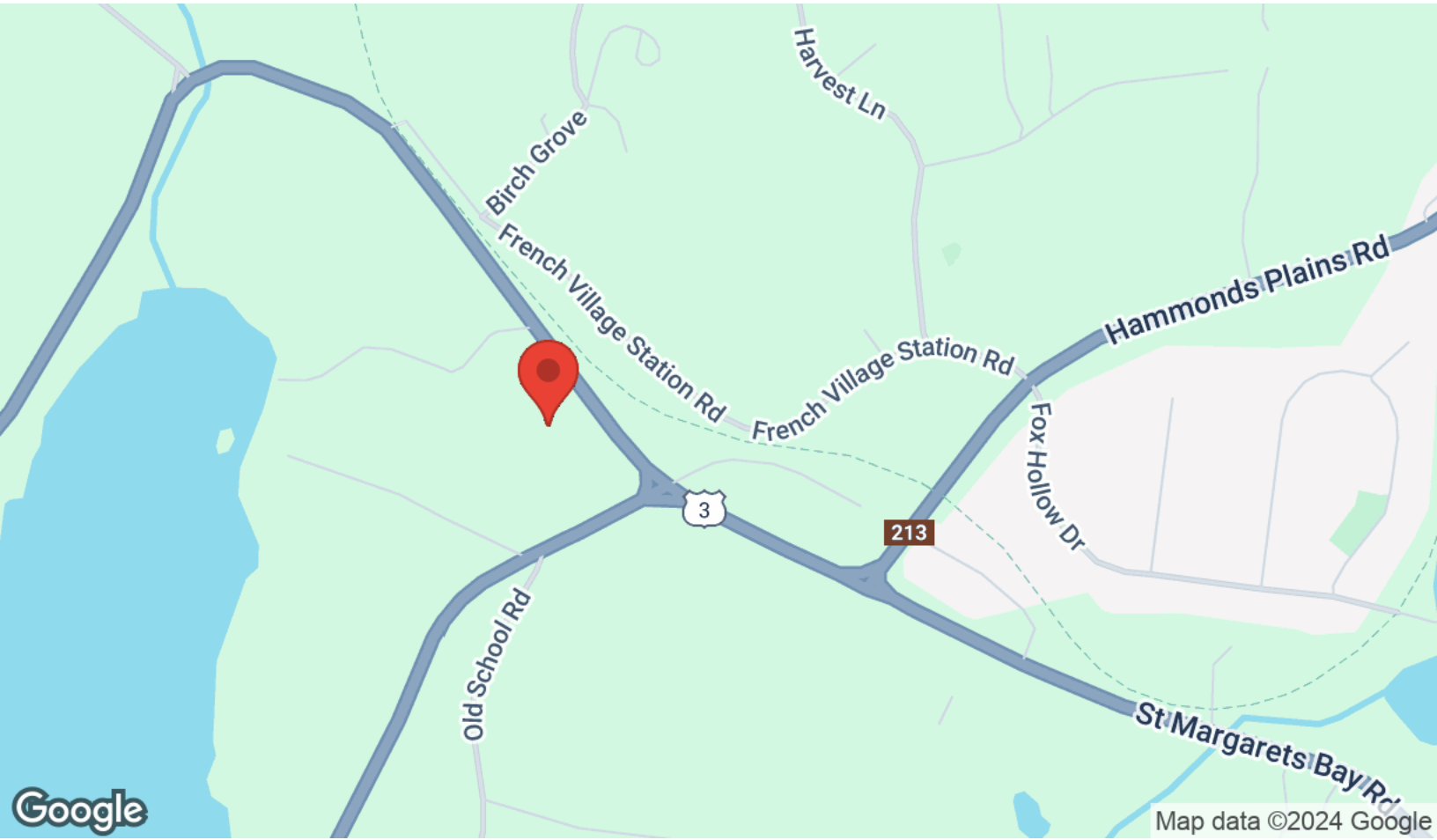
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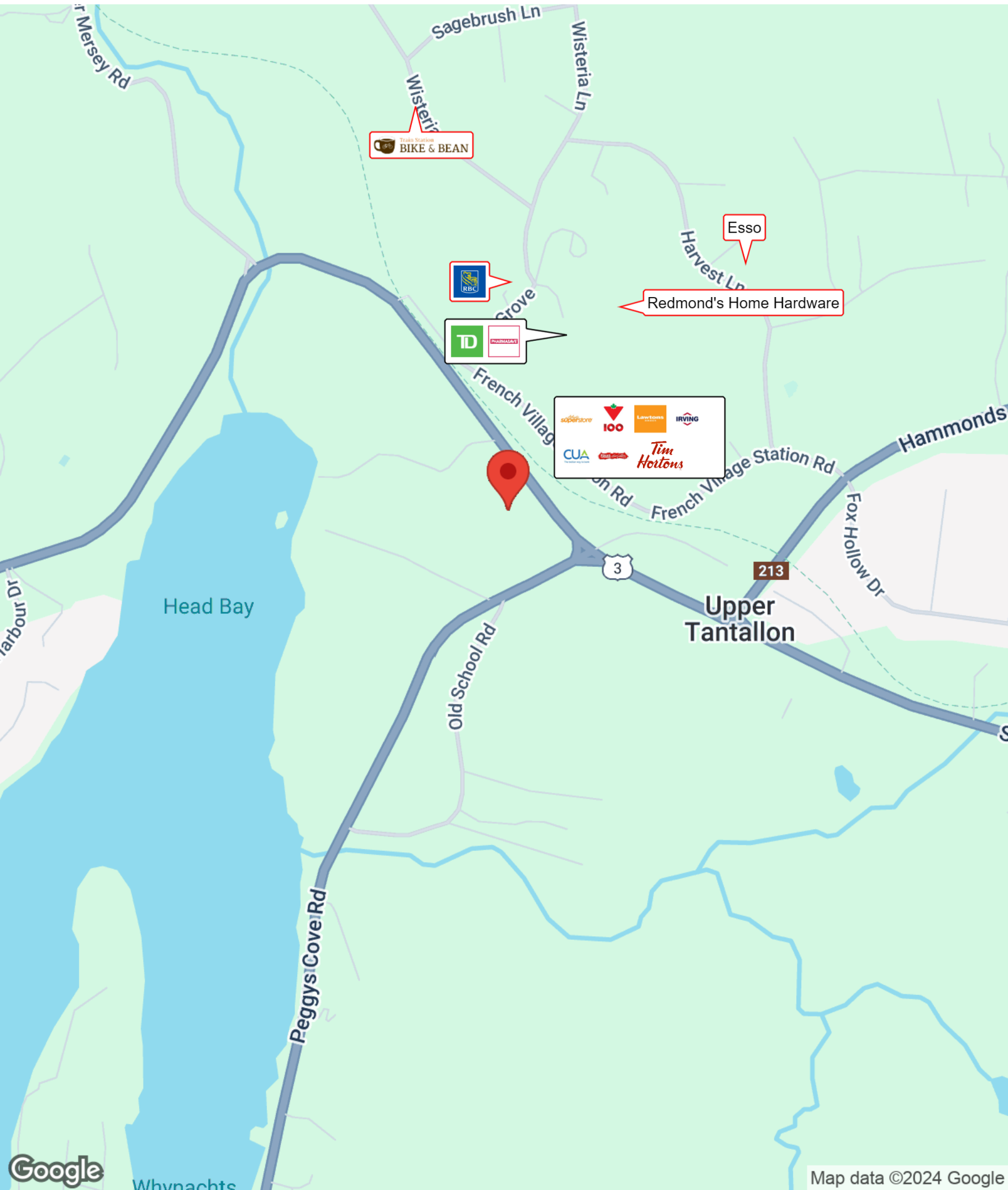
LOCATION MAPS

5280 ST. MARGARETS BAY ROAD



BUSINESS MAP

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DISCLAIMER

5280 ST. MARGARETS BAY ROAD

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