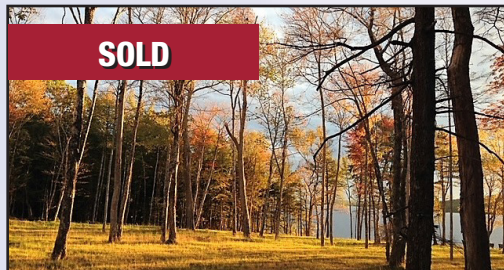


**SOLD****80 RADDALL AVENUE****DARTMOUTH | BURNSIDE BUSINESS PARK**

Multi-tenant concrete tilt-up split into 5 units. 8,000 SF (2 bays) with long term leases in place. Remaining 12,000 SF (3 bays) is an ideal owner/occupied space or can be rented out. 18' Clear ceiling height. 1.36 Acre lot.

**Building Size | 20,000 sf**  
**List Price | \$4,295,000**

**SOLD****97-2 FH ARROWHEAD DR.****ENFIELD | NOVA SCOTIA**

Development land over 4 PIDs with 1,300 feet of water frontage on Grand Lake. Well treed with favourable soil conditions for onsite sewage. R-1 Established Residential Neighbourhood zone.

**Lot Size | 90 acres**  
**List Price | \$3,900,000**

**SOLD****114 LANCASTER CRES.****DEBERT INDUSTRIAL PARK | NOVA SCOTIA**

Two industrial buildings located on 4.47 acres of industrial zoned land. Both buildings feature 22' clear ceilings, 50' x 50' column spacing, dock and grade loading, and indoor crane.

**Building Size | 10,000 sf + 50,000 sf**  
**List Price | \$5,749,000**

**SOLD****1 OLAND CRESCENT****HALIFAX | BAYERES LAKE BUSINESS PARK**

Single tenant concrete tilt-up commercial building occupied by Chubb Security. 20' clear ceilings with 1 x grade loading. High profile corner on Chain Lake Drive. 0.68 Acre site zoned I-3 General Industrial zoning.

**Building Size | 6,000 sf**  
**List Price | Off Market Deal**

**SOLD****9 MACLAUGHLIN ROAD****WESTPHAL | DARTMOUTH**

Treed development lot, sloping to Main Street. Daily traffic count of over 35,000 with easy access to Highways 107 & 118. C-4 Highway Commercial zone.

**Lot Size | 27,218 sf**  
**List Price | \$475,000**

**SOLD****63 MCQUADE LAKE****HALIFAX | BAYERS LAKE BUSINESS PARK**

Single tenant architecturally designed wood frame commercial building. Warehouse with grade loading, offices and showroom area. 16 - 18' clear ceilings with 1 x grade loading. 16,208 SF lot.

**Building Size | 5,431 sf**  
**List Price | Off Market Deal**

**1024 ST. MARGARETS BAY RD****HALIFAX | TIMBERLEA**

R-1 (Single Unit Dwelling) zoning in a great location! 8 Acre vacant lot with municipal sewer and water. Adjacent to Beechville Estates with easy access to Highway 103.

**Lot Size | 8 acres**  
**List Price | \$2,975,000**

**UNDER AGREEMENT****174 TRIDER CRESCENT****DARTMOUTH | BURNSIDE BUSINESS PARK**

Single tenant industrial on high exposure location off Wright Avenue. Includes reception area, private offices, warehouse and one 8' grade level loading door. 11,000 SF lot. BGI Industrial Zone.

**Building Size | 2,400 sf**  
**List Price | \$899,000**

**SOLD****9 DENTITH ROAD****HALIFAX | SPRYFIELD**

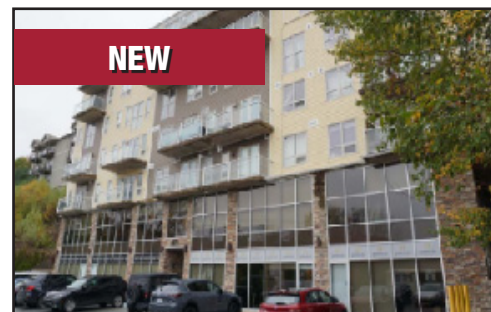
Triple net leased single tenant investment opportunity. 2 Level retail/optometrist clinic purpose-built in 2010 in excellent condition. 11,649 SF corner lot with 16 paved parking.

**Building Size | 5,254 sf**  
**List Price | \$1,395,000**

4th Quarter 2023

**kw** COMMERCIAL  
ADVISORS®

Issue # 54

**NEW****371 ST. MARGARETS BAY ROAD****HALIFAX | ARMDALE**

3 x Class "A" commercial condos. Suite 101 (1,373 SF), Suite 202 (605 SF) and Suite 203 (913 SF). Fully finished with private offices, kitchenette, boardrooms. Onsite parking.

**Condo Size | up to 2,891 sf**  
**List Price | \$995,000**

**NEW****105 JOSEPH ZATZMAN DRIVE****BURNSIDE BUSINESS PARK | DARTMOUTH**

Semi detached 2,500 SF Industrial building with 500 square feet of office space (25 x 20') 2,000 sq.ft. warehouse (50' x 40') situated on 10,237 SF of land, 16' ceilings and grade loading.

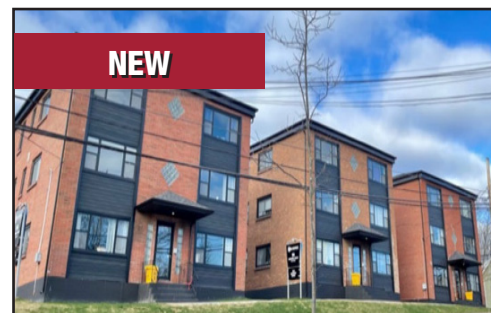
**Building Size | 3,100 sf**  
**List Price | \$1,075,000**

**NEW****163 COOK'S LANE****BRIDGEWATER | DISTRICT OF LUNENBURG**

Auto dealership/commercial property on 6.49 acres of land. 20' - 29' Clear height with 5 large drive through loading doors and 4 grade loading. High exposure location with easy access to Highway 103.

**Building Size | 18,037 sf**  
**List Price | \$4,250,000**

## FEATURED LISTINGS

**NEW****WINDMILL & BEST STREET****DARTMOUTH | DOWNTOWN**

Four (4) x 6 unit buildings, completely renovated with all new roofs, electrical, boilers, windows, siding, granite countertops, stainless steel appliances, hardwood floors, and more. Attractive assumable financing.

**Building Size | 24 units**  
**List Price | \$6,800,000**

**UNDER AGREEMENT****13589 PEGGY'S COVE ROAD****HALIFAX | UPPER TANTALLON**

2 Level multi-tenant office building with 5 separate suites, independently metered. All suites in excellent condition with plenty of natural light. 1-Acre lot with ample paved parking.

**Building Size | 6,236 sf**  
**List Price | \$1,495,000**

**NEW****226 BROAD STREET****BEDFORD WEST | HALIFAX**

The Broad Street Plaza is a new office/retail space in the rapidly growing Bedford West community. Sleek design elements combine with high-end finishes. Unit sizes range from 186 SF - 3,123 SF.

**Available Space | Various Suite Sizes**  
**Lease Rate | Call for Details**



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**LEASED**

### 612 BEDFORD HIGHWAY

**BEDFORD | LARRY UTECK**

Ground floor commercial in new apartment building. High visibility near Larry Uteck. Ready for tenant finishes. Parking onsite.

**Available Space | 2,000 sf**  
**Lease Rate | \$20.00 Net**



### 533 SACKVILLE DRIVE

**LOWER SACKVILLE | BUSINESS DISTRICT**

High profile ground floor commercial space available immediately in the newly constructed Liam Apartment building. Ample natural light with windows on 3 sides, 8 parking, exterior signage.

**Available Space | 2,050 sf**  
**Lease Rate | \$20.00 Net**



**NEW**

### 34 ISNOR DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Single tenant clear span building with 24.5' clear height. 2 Dock loading and 14' x 12' grade level loading. 28,000 SF secure fenced compound with ample parking. BGL zoning.

**Available Space | 11,520 sf**  
**Lease Rate | \$14.00 Net +**



**NEW**

### 9 ALICIA SCOTT AVENUE

**MOUNT UNIACKE | EAST HANTS**

New construction industrial building with 3 unit sizes available. 50' x 20' column spacing and 16' x 18' ceiling height. Includes dock and grade loading. Available January 2024.

**Available Space | 5,000 sf - 12,000 sf**  
**Lease Rate | \$15.50 Net**



### 958 COLE HARBOUR ROAD

**DARTMOUTH | COLE HARBOUR**

High visibility retail / commercial unit now available. Ample parking available. Possible to create grade loading at rear. Exterior signage. Low CAM & Tax.

**Available Space | 1,550 sf**  
**Lease Rate | \$15.00 Net**

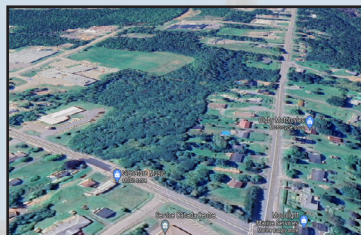


### MILFORD LANDS

**MILFORD INDUSTRIAL PARK | NOVA SCOTIA**

2 Large undeveloped lots ranging in size from 5.63 acres to 8 acre parcels. Generally flat topography. Also available for lease. IC Industrial Commercial Zone.

**Lot Size | 2-13.63 acres**  
**List Price | Call For Details**



### 137 VICTORIA STREET

**DIGBY | NOVA SCOTIA**

Fully approved development site. 2 x 4 storey 48 unit multifamily buildings plus 7,200 SF commercial. 151 parking. Municipal water/sewer with quick access to Highway 101.

**Lot Size | 5.59 acres**  
**List Price | \$1,700,000**



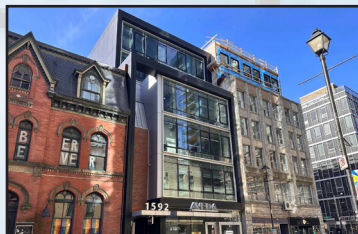
**REDUCED**

### 78 PINECREST CRESCENT

**DARTMOUTH | NORTH**

Multi-family development site, flat, graded and substantially paved, offering excellent ingress and egress. Current zoning permits as of right development of a 7 storey building (gross buildable area of 55,000 SF / 55 units).

**Lot Size | 13,871 sf**  
**List Price | \$1,175,000**



### 1592 BARRINGTON STREET

**HALIFAX | DOWNTOWN CBD**

Recently constructed high-end modern office with private rooftop for all tenants. Features floor-to-ceiling windows, open work space, kitchenette and private patio.

**Available Space | 1,650 sf**  
**Lease Rate | \$20.00 Net**



### 1672 BARRINGTON STREET

**HALIFAX | DOWNTOWN**

Located on the top floor of The Marble with views of downtown Halifax. Two entrances, which can be subdivided. Two open work areas, conference room, kitchenette and private office.

**Available Space | 1,500 sf**  
**Lease Rate | \$15.00 Net**



**UNDER AGREEMENT**

### 35 GASPER CROSS ROAD

**SALMON RIVER | TRURO**

Industrial building with additional 1,490 SF mezzanine on 2.75 acres of land. 15' Clear height and 3 large grade level loading doors. Gravel graded parking. Zoned C-1.

**Building Size | 6,718 sf + mezzanine**  
**List Price | \$590,000**

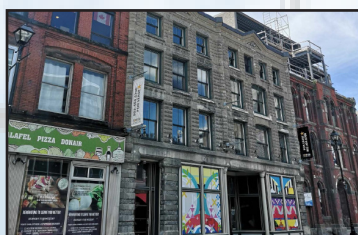


### 1452-1454 DRESDEN ROW

**HALIFAX | SPRING GARDEN**

Current home of Rabbit Hole Cafe. Business relocating. 2 level fully renovated commercial condo located in the Greystones. 2 separate PID's combined into 1 unit. Street access and interior access to garage.

**Condo Size | 1,738 sf**  
**List Price | \$849,900**



### 1566 BARRINGTON STREET

**HALIFAX | DOWNTOWN**

Office spanning over 2 floors. Features hardwood floors, exposed wooden beams and ample natural light. Includes open work space, potential offices and washroom.

**Available Space | 6,000 sf**  
**Lease Rate | \$15.00 Net**



### 6056 QUINPOOL ROAD

**HALIFAX | WEST END**

Excellent street frontage along busy Quinpool Road. Ground floor unit with private offices, kitchenette, boardroom, storage and plenty of natural light. Private access to underground parking.

**Available Space | 3,579 sf**  
**Lease Rate | \$23.00 Net**



### 277 LOWER TRURO ROAD

**TRURO | BIBLE HILL**

Industrial building currently used as a motor vehicle service centre. Includes 2 bays with 5 hoists and separate office. 16' - 20' clear height.

**Building Size | 3,740 sf**  
**List Price | \$449,000**



### 601 SACKVILLE DRIVE

**LOWER SACKVILLE | BUSINESS DISTRICT**

Kingsway Court Retail Plaza. High exposure "service retail". Exterior signage. Strong tenant mix, plus shadow anchored by retail plazas on either side. Ample Parking.

**Available Space | 1,016 sf & 2,241 sf**  
**Lease Rate | \$20.00 Net**



### 1877 HOLLIS STREET

**HALIFAX | DOWNTOWN**

Office in brick and beam heritage building with loft style open opportunities. Two storey suite with two open work areas and offices along 4th floor perimeter.

**Available Space | 6,700 sf**  
**Lease Rate | \$25.00 Net**

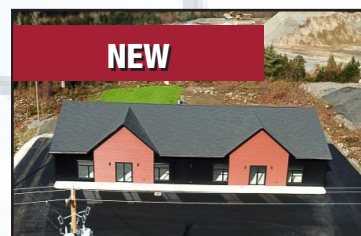


### 881-883 PROSPECT ROAD

**GOODWOOD | HALIFAX**

20,000 SF of land just 5km from Bayers Lake Business Park. Mixed-use house/garage and 12' loop auto storage. Interior home renovated in 2019, including heat pump.

**Lot Size | 1.29 acres (over 2 lots)**  
**Lease Rate | \$7,500 / Month**



**NEW**

### 14 ALICIA SCOTT AVENUE

**MOUNT UNIACKE | EAST HANTS**

2 Unit industrial flex building, newly constructed. Each unit includes 1 (one) 9' x 9' grade loading door, 10' clear height and kitchenette. Individually metered. Available for fit up immediately.

**Available Space | up to 6,212 sf**  
**Lease Rate | \$18.00 Net**



### 33 OCHTERLONEY STREET

**DARTMOUTH | DOWNTOWN**

High quality affordable professional office space. Elevator with upgraded common area and brand new HVAC system. Various divisible options available. Best value in Downtown Dartmouth.

**Available Space | Various Suite Sizes**  
**Lease Rate | \$10.00 Net**



### 5991 SPRING GARDEN ROAD

**HALIFAX | CENTRAL BUSINESS DISTRICT**

Sublet in professional office building on the corner of Spring Garden Road, a high visibility area. Furniture can be made available. Onsite parking. Sublease ends Nov 30, 2024.

**Available Space | 1,319 sf**  
**Sublease Rate | \$9.00 Net**



**UNDER CONSTRUCTION**

### ELMSDALE LOT 174 T J

**ELMSDALE BUSINESS PARK | NOVA SCOTIA**

Concrete tilt-up flex commercial / industrial to be complete Jan 2023. 24' Clear height. 12' x 14' Grade level loading doors. Natural Gas heating / cooling.

**Unit Size | 3,072 sf - 12,500 sf**  
**Lease Rate | \$16.00 Net**



**NEW**

### 30 OLAND COURT

**BURNSIDE BUSINESS PARK | DARTMOUTH**

Two level industrial office/warehouse space. 12' Ceilings and 1 grade level loading door. Air-conditioned rooftop HVAC system.

**Available Space | 4,689 sf**  
**Lease Rate | \$12.50 Net**



### 271 PICTOU ROAD

**TRURO | NOVA SCOTIA**

Single tenant retail / commercial building reconstructed in 2019 with high-end finishes. Gravel graded parking for 10 cars. C-1 General Commercial zone just minutes from Downtown Truro.

**Building Size | 2,200 sf**  
**List Price | \$495,000**



### 91 SACKVILLE DRIVE

**LOWER SACKVILLE | NOVA SCOTIA**

2 Story professional centre. Attractive lobby with elevator. Ground floor unit with direct access to parking lot. Exterior signage options. Ample parking.

**Available Space | 1,200 sf**  
**Lease Rate | \$20.00 Net**

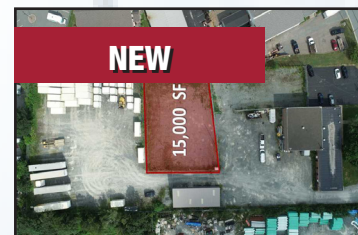


### 1000 WINDMILL ROAD

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Flex office space with various suite sizes, including air conditioning, available. Ample parking. Flexible lease terms. Utilities included. Available January 2024.

**Available Space | up to 17,885 sf**  
**Lease Rate | \$10.00 Net**



**NEW**

### 89 JOSEPH ZATZMAN DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Majority fenced compound within multi-tenant area. Up to 1,258 SF office available I-2 General Industrial Zone. Snow clearing excluded from tenant's premises - included in common areas.

**Lot Size | up to 15,000 sf**  
**Land Lease Rate | \$2.00 - \$2.50 Semi-Gross**



### 3470 INTERCOLONIAL ST.

**HALIFAX | KEMPT ROAD AREA**

Industrial warehouse with 4,190 SF main level + 1,640 SF 2nd level. Includes exhaust fume make-up air system, oil fired in-floor heat, and 3 mini-split heat pumps. 9,973 SF paved lot zoned commercial

**Building Size | 5,830 sf**  
**List Price | \$2,299,000**