



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

## MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

OCTOBER 2024

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# LEASE LISTINGS

## OFFICE



### 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 + \$6.50 CAM & Tax**



### 1672 BARRINGTON STREET

**HALIFAX | DOWNTOWN CBD**

Located on the top floor of The Marble with great views downtown. Two open work areas, conference room, kitchenette, private office and hidden fire-proof safe.

**Available Space | 1,500 sf**

**Lease Rate | Call for Details**



**LEASED**

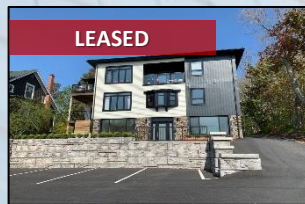
### 6450 QUINPOOL ROAD

**HALIFAX | WEST END**

2<sup>nd</sup> Floor office in mixed-use residential / commercial building on main artery in Halifax's west end. Includes boardroom, 2 private offices and reception. Parking onsite.

**Available Space | 1,250 sf**

**Lease Rate | Call for Details**



**LEASED**

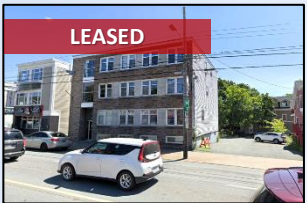
### 1394 BEDFORD HIGHWAY

**BEDFORD | NOVA SCOTIA**

Located on the main level of a renovated office building. Features 4 private offices, open work area, kitchen and patio. Excellent exposure and high traffic count.

**Available Space | 1,391 sf**

**Lease Rate | Call for Details**



**LEASED**

### 6454 QUINPOOL ROAD

**HALIFAX | WEST END**

Multi-tenant office building over 4 floors. Ample natural light. Both suites have leaseholds in place.

**Available Space | 650 sf & 975 sf**

**Lease Rate | Call for Details**



### 226 BROAD STREET

**BEDFORD | WEST BEDFORD**

Office space in the rapidly growing Bedford West community. Sleek design elements and high-end finishes. New construction completed in 2023.

**Available Space | 1,446 sf**

**Lease Rate | Call for Details**

## RETAIL



**NEW**

### 1624 SACKVILLE DRIVE

**MIDDLE SACKVILLE | NOVA SCOTIA**

Multi-tenant retail plaza anchored by Tim Hortons and a walk-in medical clinic. Completely turn-key. 1,900 SF unit includes loading area with double door access. Can be combined up to 2,520 SF.

**Available Space | 1,900 sf & 2 x 1,260 SF**

**Lease Rate | Call for Details**



**LEASED**

### 3480 DUTCH VILLAGE RD.

**HALIFAX | FAIRVIEW**

Two storey office building including multiple private offices, boardrooms and reception areas. 30 paved parking. Competitive lease rates available.

**Available Space | 4,000 sf**

**Lease Rate | Call for Details**



# LEASE LISTINGS

## MIXED-USE



### 91 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

2 Storey professional centre with attractive lobby and elevator. Ground floor unit with direct access to parking lot. Exterior signage options. Ample parking.

Available Space | 1,200 sf

Lease Rate | \$20.00 PSF + \$8.00 CAM & Tax



### 546 SACKVILLE DRIVE

LOWER SACKVILLE | BUSINESS DISTRICT

Mixed-Use office/retail space with built-out features, grade-level accessibility and exterior signage. Utilities not included.

Available Space | 1,000 sf

Lease Rate | Call for Details



LEASED

### 1423 FALL RIVER ROAD

FALL RIVER | NOVA SCOTIA

Commercial space in mixed-use building. Heat pump with oil furnace heating. Paved parking at rear. VMS (Village Main Street) zoning.

Available Space | 1,792 sf

Lease Rate | Call for Details



NEW

### 5280 ST. MARGARETS BAY RD.

UPPER TANTALLON | NOVA SCOTIA

Ground floor office/retail in multi-tenant building. Ample paved parking. VC (Village Centre) zoning and walking distance to many local amenities.

Available Space | 800 sf

Lease Rate | Call for Details



### 10 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

Ground floor office/retail space with 5 private offices, boardroom, washroom and full kitchenette. Air conditioning and parking available.

Available Space | 3,200 sf

Lease Rate | Call for Details



NEW

### 453 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Ground floor street front retail space ideal for professional office space. Includes 4-5 private offices, reception, open work area and washer/dryer. Utilities not included.

Available Space | 1,600 SF

Lease Rate | Call for Details



LEASED

### 19 ALMA CRESCENT

HALIFAX | FAIRVIEW

Suite 202 available in a 2<sup>nd</sup> floor walk-up space with accessible option. Common washrooms. Onsite amenities. High traffic location on public transit route.

Available Space | 1,098 sf

Lease Rate | Call for Details





# LEASE LISTINGS

## INDUSTRIAL



### 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 loading. 28,000 SF secure fenced compound with ample parking. BGI zoning.

**Available Space | 11,520 sf**

**Lease Rate | \$16.00 Net + \$6.32 CAM & Tax**



**NEW**

### 45 BORDEN AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Office/warehouse with 13.5' - 16' clear height. Includes open reception, 6 private offices, meeting room, washrooms and kitchenette. Grade level loading. Available January 2025.

**Available Space | 3,051 sf**

**Lease Rate | \$14.00 Net + CAM & Tax TBD**



### 850 MAIN STREET

**WESTPHAL | DARTMOUTH**

Basement industrial space with 14.6' clear ceiling height. Includes 1 grade level and one interior dock loading. High traffic area. Utilities included.

**Available Space | 9,900 sf**

**Lease Rate | \$10.50 Net + \$6.00 CAM & Tax**



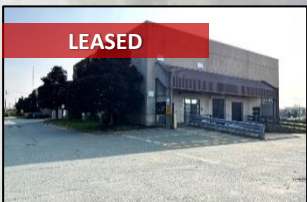
### 41 GURHOLT DRIVE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Large industrial warehouse with 23' - 25' clear height. Includes 2 dock loading and 2 grade loading doors. Major landlord turnkey improvements scheduled for 2024.

**Available Space | 16,747 sf**

**Lease Rate | \$11.00 Net + \$7.02 CAM & Tax**



**LEASED**

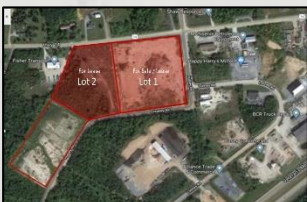
### 30 OLAND COURT

**DARTMOUTH | BURNSIDE BUSINESS PARK**

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 + \$7.38 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 | \$0.30 PSF As-Is  
\$0.50 PSF Fenced**



**LEASED**

### 181 JOSEPH ZATZMAN DR

**DARTMOUTH | BURNSIDE BUSINESS PARK**

24' Clear height industrial warehouse with 36' x 36' column spacing. 12 dock (10 levelers) and 4 grade loading doors. 3 Private offices, lunchroom and washroom.

**Available Space | 34,242 sf**

**Lease Rate | \$15.00 Net + \$7.64 CAM & Tax**



### 14 QUEEN STREET

**TOWN OF TRURO | NOVA SCOTIA**

Large industrial building with 3 offices and 2 washrooms. 2x Grade loading and 2x dock loading doors. Excellent transportation hub throughout Nova Scotia.

**Available Space | 9,000 sf**

**Lease Rate | \$11.00 Net + \$8.00 CAM & Tax**



**NEW**

### 152 CROSSLEY AVENUE

**TRURO | NOVA SCOTIA**

Industrial building with 60' x 200' base area 2 mezzanines, showroom / office and lunchroom. Four (4) grade loading and exterior dock with plate. Available for sale\*

**Available Space | 15,000 sf**

**Lease Rate | \$12.00 Net PSF**



**NEW**

### 15 GARLAND AVENUE

**DARTMOUTH | BURNSIDE BUSINESS PARK**

3,359 SF Office/Showroom + 4,851 SF warehouse. 24' Clear ceilings with 1 dock and 1 grade loading. 53' Truck turning radius. High exposure location.

**Available Space | 8,210 sf**

**Lease Rate | \$15.50 Net + \$8.22 CAM & Tax**



### 10 AKERLEY BOULEVARD

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Multi-tenant flex office/warehouse with 15' - 17'6" clear ceiling in warehouse. Includes dock level loading and ample parking. Excellent exposure on Akerley Boulevard.

**Available Space | 4,747 sf**

**Lease Rate | \$14.00 Net + \$5.25 CAM & Tax**



**NEW**

### 1170 PARKWAY DRIVE

**PORT WILLIAMS | KINGS COUNTY**

Industrial office with 17.5' Clear ceiling height. Grade loading available. Gravel graded parking. 64' Water frontage.

**Available Space | Portion of Main Level**

**Lease Rate | \$4,500/Month Net + CAM & Tax**



# LEASE LISTINGS

## INDUSTRIAL



### 191 JOSEPH ZATZMAN DR.

**DARTMOUTH | BURNSIDE BUSINESS PARK**

Industrial warehouse units 5-6 & 7-10 available January 1st, 2025. 18'6" Clear ceiling height with 4 x dock loading and 53' truck turning radius. Rail siding potential.

**Available Space | Up to 21,749 sf**

**Lease Rate | \$13.00 Net + \$9.05 CAM & Tax**



### 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: December 2024.

**Available Space | 3,072 sf – 12,500 sf**

**Lease Rate | \$16.00 Net + \$5.00 CAM & Tax**



### 6359 BAYNE STREET

**HALIFAX | FAIRVIEW COVE AREA**

Large office/warehouse with excellent exposure on the Windsor Exchange. 20' Clear ceilings and 1x dock loading door. Next to Fairview Cove Terminal.

**Available Space | 11,330 sf**

**Lease Rate | \$12.00 Net + \$4.50 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**



# SALE LISTINGS

## OFFICE

**SOLD**

### 371 ST. MARGARETS BAY RD.

**ARMDALE | HALIFAX**

2 x Class "A" commercial condos. Suite 202 (605 SF) and Suite 203 (913 SF). Fully finished with private offices, kitchenette, and a boardroom. Onsite parking/storage.

Condo Size | 1,518 sf

List Price | \$500,000

**UNDER AGREEMENT**

### 81 ALDERNEY DRIVE

**DARTMOUTH | DOWNTOWN**

3 Storey designated heritage building with long term tenants. 1,000 SF Commercial space addition built on Portland Street. Ideal owner user property.

Building Size | 6,163 sf

List Price | \$1,750,000

## MIXED-USE

**FIRM**

### 942 COLE HARBOUR ROAD

**COLE HARBOUR | DARTMOUTH**

Retail/Commercial multi-tenant building with long-term restaurant leasehold in place. 1,400 SF Main level with 800 SF basement. C-1 (General Commercial) Zone.

Building Size | 6,526 sf

List Price | \$1,995,000

**NEW**

### 1019 PRINCE STREET

**TRURO | NOVA SCOTIA**

3-Storey building with 5 commercial units and 2 residential units in good overall condition with strong tenants. 26 Paved parking. Lot size 29,017 SF. RS (Regional Service) zoning.

Building Size | 7,300 sf

List Price | \$795,000

**UNDER AGREEMENT**

### 1170 PARKWAY DRIVE

**PORT WILLIAMS | KINGS COUNTY**

Main floor commercial, 2<sup>nd</sup> floor residential 2-bedroom AirBNB. 64' Water frontage. 17.5' Clear ceiling height and three (3) 14' x 14' grade loading. 2.3 acres lot.

Building Size | 4,790 sf

List Price | \$1,499,000

### 1530 HIGHWAY 7

**EAST PRESTON | DARTMOUTH**

Commercial building and development land on the edge of Dartmouth. 11' Clear height with 2 grade loading doors. Land zoning: R6a (Rural Residential Single Dwelling).

Lot Size | 23.8 acres (combined)

List Price | \$2,099,000

### 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 | \$2,850,000

### 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

**UNDER AGREEMENT**

### 905 SACKVILLE DRIVE

**MIDDLE SACKVILLE | BUSINESS DISTRICT**

Office/Industrial building with warehouse at rear and separate auto repair building over 2 PIDs. Each building offers 1 grade loading door. C2 zoning.

Building Size | 1,156 sf & 1,836 sf

List Price | \$1,799,000

**NEW**

### 95 YOUNG STREET

**TRURO | NOVA SCOTIA**

Small retail/commercial building including a showroom, office and storage space. Located on a corner lot offering excellent exposure for a business with a retail component.

Building Size | 2,471 sf

List Price | \$450,000



# SALE LISTINGS

## MULTI-FAMILY

NEW

### CORNER OF POPLAR & CHEBUCTO WEST END | HALIFAX

Investment opportunity! Currently vacant wood frame walk-up fourplex. Unit mix includes 3 x 1-bedroom and 1 x 3-bedroom, each with private entrance.

Building Size | 4 Units

List Price | \$1,200,000

UNDER AGREEMENT

### 221 RUTLEDGE AVENUE

WEST END | HALIFAX

Multi-family wood frame walk-up with 4 x 1-bedroom and 8 x 2-bedroom. 1 coin operated washer/dryer. Well maintained and attractively landscaped.

Building Size | 12 Units

List Price | \$2,500,000

NEW

### 105 PARK STREET

TRURO | NOVA SCOTIA

Multi-Family split-entry duplex built in 2003 in good overall condition on a 9,470 SF lot.. 6 Bedrooms, 2 kitchens, 2 living rooms with ample storage. Parking for 5 vehicles.

Building Size | 2,970 sf

List Price | \$495,000

## INDUSTRIAL

UNDER AGREEMENT

### 27 TROOP AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

11,020 SF Main building plus 2,325 SF rear storage building on a corner lot. 16.5' Clear height. 2 Dock and 6 grade loading doors. Burnside General Industrial zoning.

Building Size | 13,345 sf

List Price | \$4,195,000

FIRM

### 100 BLUEWATER ROAD

ALTANTIC ACRES PARK | BEDFORD

Single tenant office/warehouse. Includes 1 private office, open office area and warehouse. 12' Clear ceiling height and 1x 10' grade level door. Light Industrial zone.

Building Size | 6,000 sf

List Price | \$2,295,000

NEW

### 152 CROSSLEY AVENUE

TRURO | NOVA SCOTIA

Industrial building with 2 mezzanines, showroom/office and lunchroom on a 1 acre lot. Four (4) grade loading and exterior dock with plate. Business Industrial zoning.

Building Size | 15,000 sf

List Price | \$1,699,000

NEW

### 30 UPHAM DRIVE

TRURO | NOVA SCOTIA

Open warehouse with 2<sup>nd</sup> level mezzanine and 14' clear height under 2<sup>nd</sup> level. Includes 1 dock loading and 1 grade loading plus a fenced compound.

Building Size | 6,400 sf

List Price | \$995,000

### 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

### 30 LADY MARY WAY

MOUNT UNIAKKE INDUSTRIAL PARK | EAST HANTS

Industrial condo located off of James Boyle Drive. 18' Clear ceiling height, and two (2) 14' x 12' grade loading drive through doors. Easy access to Highway 101.

Unit Size | 2,583 sf

List Price | \$1,049,000



# SALE LISTINGS

## LAND FOR DEVELOPMENT



### 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**



### 2 HOLLAND AVENUE

**BEDFORD | NOVA SCOTIA**

Investment property/development lot on the corner of Holland Avenue and Bedford Highway. Newly renovated home, municipally serviced. RSU zoning.

**Lot Size | 13,491 sf**

**List Price | \$695,000**



### 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 | \$795,000**



### 95 JAMES BOYLE DRIVE

**MOUNT UNIACKE | EAST HANTS**

Development land with existing shed structures which may remain or be removed. Subject to municipal buy-back agreement. BP (Business Park) Zone.

**Lot Size | 3.34 acres**

**List Price | \$550,000**



### 137 VICTORIA STREET

**DIGBY | NOVA SCOTIA**

Development Approved zoning. Buildings A, B & C have a total Building Footprint of 42,554 SF with 151 surface and underground parking. Treed, sloping lot with municipal water and sewer.

**Lot Size | 6 acres**

**List Price | \$1,500,000**



### 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**



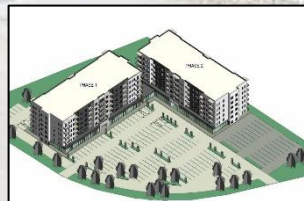
### MILFORD LANDS

**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**



### 72 VISTA DRIVE

**STELLARTON | NOVA SCOTIA**

Mixed-Use Commercial / Residential development site with current rendering of 2 x 6 storey concrete buildings totaling 154 units and ample parking. C4 zoning area.

**Lot Size | 155,073 sf**

**List Price | \$599,000**



# FOR SALE / LEASE

## OCTOBER SPOTLIGHT – 30 UPHAM DRIVE

### Industrial / Warehouse

Industrial warehouse with 14' clear ceiling height, 1 dock loading and 1 grade loading doors. 3,200 SF Main level including 2nd level structural mezzanine with an additional 3,200 SF available ideal for office space or extra storage. 1 Acre graded property provides ample parking. Located in the Truro Business Park – home to nearly 70 existing businesses which perform a wide variety of uses such as distribution, manufacturing, processing, and warehousing. With convenient access to Highway #102 and the Trans-Canada Highway, the Truro Business park is an excellent hub for businesses servicing the entire province.

**Building Size:** 6,400 SF

**Available Space:** 3,200 SF – 6,400 SF

**Lot Size:** 1 Acre

**Lease Rate:** \$15.00 Net + \$5.00 CAM & Tax

**List Price:** \$995,000



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