



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

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

NOVEMBER 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



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



5288 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 | 1,100 sf

Lease Rate | Call for Details



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

RETAIL



1624 SACKVILLE DRIVE

MIDDLE SACKVILLE | NOVA SCOTIA

Multi-tenant retail plaza anchored by Tim Hortons and a walk-in medical clinic. Completely turn-key. Community is a mix of residential and commercial properties.

Available Space | 1,600 SF

Lease Rate | Call for Details

LEASE LISTINGS

MIXED-USE

LEASED

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

LEASED

19 ALMA CRESCENT

HALIFAX | FAIRVIEW

Suite 202 available in a 2nd 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

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

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

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: October 2025.

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

Lease Rate | \$17.00 Net + \$6.00 CAM & Tax

30 UPHAM DRIVE

TRURO | NOVA SCOTIA

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

Available Space | 3,200 sf - 6,400 sf

Lease Rate | \$12.00 Net + \$5.00 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

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

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



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



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



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



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



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



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



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



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



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.

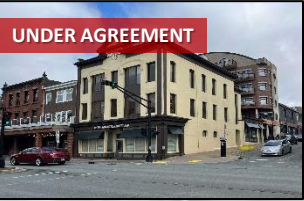
Available Space | 3,900 sf - 7,000 sf

Lease Rate | \$8.00 - \$12.00 Semi-Gross

SALE LISTINGS

OFFICE

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



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 | \$495,000



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



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

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



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, 2nd 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

SOLD



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

SALE LISTINGS

MULTI-FAMILY



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



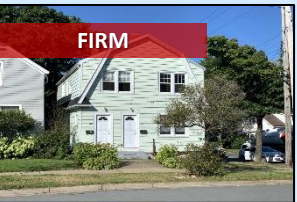
221 RUTLEDGE AVENUE

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



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

INDUSTRIAL



153 COMMERCIAL STREET

BERWICK | NOVA SCOTIA

Showroom/Office at front with warehouse to back. 1 Overhead door with exterior dock and grade loading access. Large 1.88 acres lot with ample parking.

Building Size | 3,500 sf

List Price | \$549,000



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



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



30 UPHAM DRIVE

TRURO | NOVA SCOTIA

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

Building Size | 6,400 sf

List Price | \$995,000



289 HIGHWAY 10

COOKVILLE | BRIDGEWATER

Pre-engineered industrial steel building with showroom, office, open work area and warehouse. 15' Clear height and dock level loading. 36,000 SF Lot with 15+ paved parking. Not zoned.

Building Size | 4,800 sf

List Price | \$699,000



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

SALE LISTINGS

INDUSTRIAL



20 MAPLE AVENUE

AMHERST | NOVA SCOTIA

Retail/office building to front and showroom/warehouse at rear. 10' Clear ceiling height. Dock door with walk-up ramp. Downtown Commercial zoning.

Building Size | 5,986 sf

List Price | \$350,000



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

LAND FOR DEVELOPMENT



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



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



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 | \$389,000



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



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



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



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



3061 HIGHWAY 2

FALL RIVER | NOVA SCOTIA

Lakefront property next to Inn on The Lake with 780' water frontage. Municipal water services. Can be subdivided. VG (Village Gateway) zoning.

Lot Size | 121,000 SF

List Price | \$1,650,000

FOR SALE

NOVEMBER SPOTLIGHT — 1019 PRINCE STREET, TRURO

Investment / Multi-Family

2-Storey mixed-use building with 5 commercial grade/below grade units and 2 large 2nd level residential units. Upgrades to the roof and heating system done in 2006 and 2019.

Commercial units are in good overall condition with a strong tenant base. Oil-fired boiler and mini-split heat pumps for heating and cooling.

Residential units include 2 large 2-bedroom units with a large living room area, in-suite washer/dryer and large kitchen with 3 appliances. Electric baseboard heating.

26 Paved parking in front, along side, and at the rear of the building. RS (Regional Service) zone for a variety of uses.

Building Size: 7,300 SF (7 Units)

Lot Size: 29,017 SF

List Price: \$795,000



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