



1160 Bedford Highway, Suite 100
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MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

JANUARY 2025

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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



10 LOVETT LAKE COURT

HALIFAX | BAYERS LAKE BUSINESS PARK

Ground floor office 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



33 THORNE AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Ground floor office in central Burnside location with 3 private offices, meeting room, kitchen and 6 designated parking spaces. Potential to be fully furnished.

Available Space | 1,500 sf

Lease Rate | \$20.00 Net + \$10.85 CAM & Tax



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



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



601 SACKVILLE DRIVE

LOWER SACKVILLE | NOVA SCOTIA

Retail plaza including a diversified tenant mix with 8 commercial tenants. Ample parking. Professionally managed.

Available Space | 900 SF – 2,098 SF

Lease Rate | \$28.00 PSF + \$10.00 CAM & Tax



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



5126 ST. MARGARETS BAY RD.

MIDDLE SACKVILLE | NOVA SCOTIA

Located at St. Margarets Square, in a 5-unit building. Built-out with front retail space including back open area and kitchenette. Ample onsite parking. Utilities not included.

Available Space | 1,098 SF

Lease Rate | \$28.00 PSF + \$14.00 CAM & Tax

LEASE LISTINGS

INDUSTRIAL



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 | 6,400 sf

Lease Rate | \$12.00 Net + \$5.00 CAM & Tax



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: May 2026.

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

Lease Rate | \$17.00 Net + \$6.00 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



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



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



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



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



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



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



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 February 2025.

Available Space | 3,051 sf

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

SALE LISTINGS

OFFICE

FIRM

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

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

1365 CHURCH STREET

PORT WILLIAMS | KINGS COUNTY

Winery and vineyard with 7 buildings on 13+ acres of land. Includes public tasting/event space and residential dwelling. Wheelchair accessible.

Building Size | 8,298 sf

List Price | \$4,950,000

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

SALE LISTINGS

MULTI-FAMILY

SOLD

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

SOLD

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

SOLD

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

FIRM

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

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

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

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



439 BEAVERBANK ROAD

BEAVERBANK | NOVA SCOTIA

Large undeveloped municipally serviced lot on the corner of Beaverbank Road and Majestic Avenue. Potential to rezone as high-rise development, not as-of right.

Building Size | 12.35 acres
List Price | \$2,995,000



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



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



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



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



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



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

FOR SALE

JANUARY SPOTLIGHT – 1365 CHURCH STREET

VINEYARD & WINERY

Discover a unique opportunity in the heart of Nova Scotia's wine country. This property, nestled in the rural Municipality of Kings County, features a fully operational vineyard and winery with public tasting areas, event space, and a residential dwelling. Key highlights include:

- **Vineyard and Winery:** A single parcel with improved vineyards, dedicated wine production, and storage facilities.
- **Aging Excellence:** Climate-controlled barrel cellar room for aging reds for 3-5 years.
- **Accessibility:** Wheelchair accessible, ensuring inclusivity for all visitors.
- **Utilities:** Equipped with 200 Amp 3-phase power and a drilled well.
- **Scenic Beauty:** Offers breathtaking views of Wellington Dyke, North Mountain, and Cape Blomidon.

Located on the east side of NS-358, just north of Port Williams, this property sits in a vibrant area known for its mix of agricultural, agritourism, and rural residential uses. The surrounding communities of Kentville, New Minas, and Port Williams are in close proximity, providing easy access to local amenities while maintaining the charm of rural living.

Building Size: 8,298 SF (over 7 buildings)

List Price: \$4,950,000



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