



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

MONTHLY LISTINGS REPORT

Halifax & Surrounding Region

FEBRUARY 2025

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FOR LEASE

[OFFICE](#)

[RETAIL](#)

[INDUSTRIAL](#)

FOR SALE

[OFFICE](#)

[MIXED-USE](#)

[INDUSTRIAL](#)

[LAND](#)



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LEASE LISTINGS

OFFICE



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



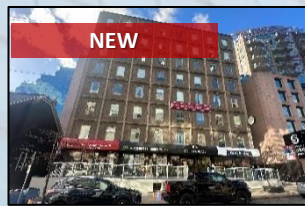
453 SACKVILLE DRIVE

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



1526 DRESDEN ROW

HALIFAX | SPRING GARDEN

Multi-tenant office building located in Garrison Place. Suite sizes ranging from 808 SF – 1,765 SF with ample natural light.

Available Space | Various Suite Sizes

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



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

INDUSTRIAL



1000 WINDMILL ROAD

DARTMOUTH | BURNSIDE BUSINESS PARK

Flex office/industrial space with various suite sizes including air-conditioning available. Ample parking. Flexible lease terms. Utilities included.

Available Space | Up to 17,885 sf

Lease Rate | \$10.00 Net + \$6.50 CAM & Tax



3777 HIGHWAY 4

CENTRAL WEST RIVER | PICTOU COUNTY

Multiple bay industrial building with 2,500 SF office / showroom. 16' – 22' Clear height and four (4) drive-thru bays. Also available for sale.

Available Space | 17,901 sf

Lease Rate | \$5.00 Net

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



196 HIGNEY AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Large warehouse with 40' clear ceilings and 40' x 39' column spacing. Seven (7) dock loading with levelers, multiple bays and truck turning radius of 53'.

Available Space | 62,400 sf

Lease Rate | \$18.00 Net + \$6.00 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



45-53 FIELDING AVENUE

DARTMOUTH | BURNSIDE BUSINESS PARK

Sublease until February 27, 2029, with 20'-24' clear ceilings. Includes four (4) dock and one (1) grade loading. 53' Tractor trailer turning radius. Racking negotiable.

Available Space | 9,404 sf

Sublease Rate | \$14.16 Net + \$8.18 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



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



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



475 MACELMON ROAD

DEBERT | NOVA SCOTIA

Offering over 4,000 SF of industrial/office space in the "hub" of NS, with immediate availability. Featuring dock level loading, 18' clear height and cost-effective leasing.

Available Space | 4,200 sf

Lease Rate | \$10.00 Net + \$3.00 CAM & Tax

SALE LISTINGS

OFFICE

SOLD

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

REDUCED

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 | \$775,000

NEW

4566 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Currently used as a retail and service centre for boats, including 2nd level office and storage. 16' Ceilings and 2 - 12' x 14' overhead doors. I-1 (Light Industrial) zone.

Building Size | 4,500 sf

List Price | \$1,250,000

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

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

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

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

NEW

4567 PROSPECT ROAD

BAYSIDE | NOVA SCOTIA

Boat shop and repair facility on 5.68 acres of land. Gravel graded, fenced property. 16' Clear span building with 2 - 16' x 16' overhead doors. I-1 (Light Industrial) zone.

Building Size | 3,000 sf

List Price | \$1,650,000

SALE LISTINGS

INDUSTRIAL



3777 HIGHWAY 4

CENTRAL WEST RIVER | PICTOU COUNTY

Multiple bay industrial building with office / showroom and upgraded electrical and water well. 16' – 22' Clear height and four (4) drive-thru bays. Also available for lease.

Building Size | 17,901 sf

List Price | \$695,000



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



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



271 SHERWOOD DRIVE

CHARLOTTETOWN | PRINCE EDWARD ISLAND

Industrial building with built-out office / showroom to the front and warehouse at rear. 37,462 SF Lot for ample parking and truck loading. High profile location.

Building Size | 4,280 sf

List Price | \$1,995,000



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 LEASE

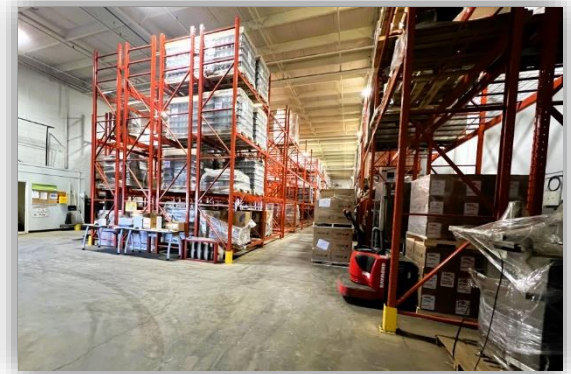
FEBRUARY SPOTLIGHT – 196 HIGNEY AVENUE

INDUSTRIAL

Located in the bustling industrial area of Burnside, Dartmouth, 196 Higney Avenue presents an excellent opportunity for businesses looking for expansive industrial space with modern amenities. Here's a detailed look at what this property offers:

- **High Ceilings:** 40-foot clear ceilings, ideal for storage, machinery, or multi-level shelving.
- **Spacious Layout:** 40' x 39' column spacing, allowing for adaptable configurations and heavy machinery placement.
- **Loading Facilities:** Seven dock doors with levelers for efficient goods handling.
- **Bays:** Two large bays (39' x 240') and four smaller ones (39' x 280'), providing ample room for various operations.
- **Material Handling:** Onsite services simplify logistics for tenants.
- **Storage Options:** Flexible third-party storage available by the pallet/month.

This property is ideally suited for manufacturing, warehousing, distribution, or any industrial operation that requires large, open spaces with high ceilings and significant loading capabilities. Whether you're expanding or relocating, this property could be the next step for your business.



Available Space: 62,400 SF (Units 8-10)

Lease Rate: \$18.00 Net + \$6.00 CAM & Tax



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