

# NOVA SCOTIA

## MONTHLY LISTING REPORT

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April 2020

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# FEATURED LISTINGS

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## NEW | FOR SUBLEASE

3260 Barrington Street, Halifax



Size	Units 15-17: 3,038 sf
Price	By negotiation (contact the listing agent)
Features	<ul style="list-style-type: none"> <li>• Modern and move-in ready</li> <li>• Conveniently situated in the North End between the two bridges</li> <li>• Free on-site parking</li> <li>• Available immediately</li> <li>• Option to include all remaining furniture</li> </ul>
Contact(s)	Geof Ralph

## NEW | FOR LEASE

130 John Savage Avenue, Dartmouth



Size	Unit 6: 7,804 sf
Price	\$8.25 psf (net)
Features	<ul style="list-style-type: none"> <li>• High-quality industrial warehouse space in Burnside</li> <li>• LEED Certified building</li> <li>• 28' clear heights, with grade and dock level loading</li> <li>• Available July 1, 2020</li> <li>• Coming online soon – Call a listing agent for more details</li> </ul>
Contact(s)	Connie Amero & Geof Ralph

## REDUCED | FOR SALE

1617 Sackville Drive, Middle Sackville



Size	4,653 sf
Price	\$1,250,000 \$1,199,000
Features	<ul style="list-style-type: none"> <li>• 'Smart Building' set on 0.72 acre lot</li> <li>• Quick and easy access to Hwy 101</li> <li>• Ideal opportunity for small to medium-sized owner-occupiers</li> <li>• Adjoining property at 1619 Sackville Drive is also for sale – a fully occupied, two-storey, three-unit apartment building</li> </ul>
Contact(s)	Geof Ralph & Connie Amero

# FOR LEASE | OFFICE

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<b>Address</b>	3260 Barrington Street, Halifax
<b>Size</b>	Units 15-17: 3,038 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Modern, move-in ready sublet opportunity in the North End; good access and street-front visibility; furniture optional
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	2632 Windsor Street, Halifax
<b>Size</b>	+/- 2,300 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Prime commercial space between North and West End Halifax; second storey walk-up office space; ideal for professional services, wellness clinic, or general office
<b>Contact(s)</b>	Geof Ralph & Connie Amero



<b>Address</b>	235 Townsend Street, Sydney
<b>Size</b>	Up to +/- 20,000 sf
<b>Price</b>	\$10.00 psf (net)
<b>Details</b>	Fully built-out two-storey office building, with elevator service and ample on-site parking; some options to demise; minutes to Sydney's downtown core
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	232 Willow Street, Truro
<b>Size</b>	Up to 6,145 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Move-in ready professional office space on the second floor of Covington Place; fully built-out space; elevator service, on-site parking and pylon signage opps.
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	43 Dundas Street, Dartmouth
<b>Size</b>	+/- 180 sf to +/- 600 sf
<b>Price</b>	Starting at \$750/month (gross)
<b>Details</b>	Two move-in ready, creative work spaces in downtown Dartmouth; fully-furnished third-floor office space or heated, detached garage-style building
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	35 Micmac Boulevard, Dartmouth
<b>Size</b>	Between 6,217 sf and 23,922 sf
<b>Price</b>	\$20.00 psf (net)
<b>Details</b>	The Bluenose Building - a brand new Class A office development next door to Mic Mac Mall; central location, with surface parking and top-quality amenities
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	250 Brownlow Avenue, Dartmouth
<b>Size</b>	Options between 2,597 sf and 5,424 sf
<b>Price</b>	Starting at \$10.00 psf (net)
<b>Details</b>	Quality commercial space at Parkway Place, in the City of Lakes Business Park; free on-site parking; exterior signage opportunities
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	72 Portland Street, Dartmouth
<b>Size</b>	Between 537 sf and 6,253 sf
<b>Price</b>	\$24.00 psf (semi-gross)
<b>Details</b>	Brick-and-beam character office space in Downtown Dartmouth; creative, second-floor space, with elevator service; some paid on-site parking
<b>Contact(s)</b>	Geof Ralph



# FOR LEASE | OFFICE

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<b>Address</b>	109 Williams Avenue, Dartmouth
<b>Size</b>	5,046 sf
<b>Price</b>	\$7.50 psf (net)
<b>Details</b>	Class A commercial space in Burnside; ideally configured for a non-profit or similar organization - showroom portion on ground level with offices above
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	35 Baker Drive, Dartmouth
<b>Size</b>	Suite 105: 2,160 sf
<b>Price</b>	\$21.50 psf (net)
<b>Details</b>	Built-out professional space in medical-focused strip plaza known as Baker Drive Professional Centre; move-in ready for medical user, or adaptable to office use
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	120 Eileen Stubbs Avenue, Dartmouth
<b>Size</b>	Up to 13,276 sf (potential for more)
<b>Price</b>	\$20.00 psf (gross)
<b>Details</b>	Well-improved office sublet opp. with below market rents; situated in the City of Lakes Business Park; ideal call centre space; option to include existing furniture
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	1949 Upper Water Street, Halifax
<b>Size</b>	Suite 305: 1,886 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Bright office sublet opportunity with harbour-front views; virtually brand new fit-out; prime and accessible Downtown location at Purdy's Landing
<b>Contact(s)</b>	Erin Crosby



<b>Address</b>	237 Brownlow Avenue, Dartmouth
<b>Size</b>	3,240 sf
<b>Price</b>	\$20.00 psf (gross)
<b>Details</b>	Park Place III - fully-furnished office sublet in City of Lakes Business Park; convenient and easily accessible location; stylish and bright suite
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	1801 Hollis Street, Halifax
<b>Size</b>	1,397 sf to 10,350 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Move-in ready, furnished model suites, fully built-out space, or build to suit options at this Class A office tower; Well-positioned in downtown Halifax
<b>Contact(s)</b>	Geof Ralph & Connie Amero



<b>Address</b>	1809 Barrington Street, Halifax
<b>Size</b>	Suite 1101: 2,500 sf
<b>Price</b>	\$10.00 psf (net)
<b>Details</b>	Affordable and fully-furnished office sublet at CIBC Building in the heart of Downtown; 11 <sup>th</sup> floor suite with harbour views
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	2737 Joseph Howe Drive, Halifax
<b>Size</b>	11,000 sf to 21,947 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Fully-furnished, professional office sublease opportunity at Manulife's Business Campus in the West End of Halifax, near the Armdale rotary
<b>Contact(s)</b>	Geof Ralph



# FOR LEASE | OFFICE

Click the property photos for more information



<b>Address</b>	190 Victoria Street, Dartmouth
<b>Size</b>	+/- 1,461 sf to 2,650 sf
<b>Price</b>	Starting at \$8.00 psf
<b>Details</b>	Well-situated and move-in ready professional office space at Keating Place; free rent incentives on the second floor; good visibility and free on-site parking
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	135 North Street, Bridgewater
<b>Size</b>	2,949 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Modern second floor office space with elevator access, ample natural light and free on-site parking; well-known location above the post office in Bridgewater
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	6265 Quinpool Road, Halifax
<b>Size</b>	539 sf
<b>Price</b>	\$10.00 psf (net)
<b>Details</b>	Second floor, walk-up office space in Central Halifax along Quinpool corridor; professionally managed building; large windows for ample natural light
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	1809 Barrington Street, Halifax
<b>Size</b>	Suite 810: 1,639 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Affordable sublet in the CIBC Building, a professional office tower at the intersection of Barrington and Duke Streets; option to include furniture
<b>Contact(s)</b>	Geof Ralph & Connie Amero



<b>Address</b>	294 Cobequid Road, Lower Sackville
<b>Size</b>	Options between +/- 1,147 sf and 2,827 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Affordable suburban office space at Vimiga Professional Centre; options available in November 2020; free on-site parking, balconies, and signage opps.
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	38-40 Fielding Avenue, Dartmouth
<b>Size</b>	1,807 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Quality office in Burnside Business Park; air-conditioned, corner office suite; well-located between two arterial routes; ample free on-site parking
<b>Contact(s)</b>	Geof Ralph

# FOR LEASE | INDUSTRIAL

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<b>Address</b>	127 Joseph Zatzman Drive, Dartmouth
<b>Size</b>	4,535 sf
<b>Price</b>	\$14.50 psf (net)
<b>Details</b>	Perfect combination of office and warehouse in central Burnside; single-user building; 50/50 office to warehouse split; building is also for sale
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	180 Thornhill Drive, Dartmouth
<b>Size</b>	Between +/- 28,000 sf and 116,400 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Flexible warehouse space in Burnside Business Park; quick and easy highway access; suitable for storage, packaging, distribution and more
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	192 Joseph Zatzman Drive, Dartmouth
<b>Size</b>	Unit 3: 1,931 sf
<b>Price</b>	\$6.50 psf (net)
<b>Details</b>	Traditional flex space in Burnside Business Park; partially built-out, offering dock loading and on-site parking; available November 2020
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	130 John Savage Avenue, Dartmouth
<b>Size</b>	Unit 6: 7,804 sf
<b>Price</b>	\$8.25 psf (net)
<b>Details</b>	High-quality industrial warehouse space in Burnside Business Park; LEED Certified building; 28' clear heights with grade and dock loading; available July 1, 2020
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	115 Chain Lake Drive, Halifax
<b>Size</b>	Up to +/- 49,382 sf
<b>Price</b>	\$7.50 psf (net)
<b>Details</b>	Functional and flexible office space in Bayers Lake Business Park; ample on-site parking and some yard space; grade and some dock level
<b>Contact(s)</b>	Geof Ralph & Connie Amero



<b>Address</b>	28-38 Borden Avenue, Dartmouth
<b>Size</b>	Between 3,600 sf and 8,830 sf
<b>Price</b>	\$6.95 psf (net)
<b>Details</b>	Warehouse situated in Burnside Business Park; cost-effective and centrally located; wide open space leaving lots of flexibility in terms of fit-up and use
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	122 Dorey Avenue, Dartmouth
<b>Size</b>	Up to +/- 30,849 sf
<b>Price</b>	\$7.50 psf (net)
<b>Details</b>	High-quality industrial end cap space in Burnside Business Park; available April 2021; LEED Certified building; 24' clear height and grade and dock level loading
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	196 Joseph Zatzman Drive
<b>Size</b>	+/- 2,000 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	One unit remaining at this strip plaza in Burnside Business Park; tenant and broker incentives available; build-to-suit space with dock loading and 18' ceilings
<b>Contact(s)</b>	Connie Amero & Geof Ralph



# FOR LEASE | INDUSTRIAL

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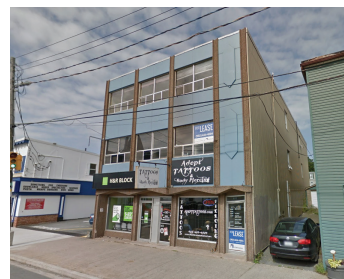
Address	12-26 Borden Avenue, Dartmouth
Size	Up to 8,994 sf
Price	\$6.95 psf
Details	Warehouse end cap in Burnside Business Park; available December 2020; some existing built-out office space, 24' clear heights, dock and grade level loading
Contact(s)	Connie Amero & Geof Ralph

# FOR LEASE | COMMERCIAL

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<b>Address</b>	Unit 5, 380 Pleasant Street, Dartmouth
<b>Size</b>	1,233 sf
<b>Price</b>	\$12.00 psf (net)
<b>Details</b>	Small tenancy with big frontage at Pleasant St. Station; situated at the base of Highway 111; suited to uses including beauty/nail salon or professional services
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	6265 Quinpool Road, Halifax
<b>Size</b>	1,439 sf
<b>Price</b>	\$19.00 psf (net)
<b>Details</b>	Ground floor commercial space at this perfectly positioned building in Central Halifax along Quinpool corridor; available August 2020
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	75 Peakview Way, Bedford
<b>Size</b>	Unit 107: 3,054 sf
<b>Price</b>	\$21.50 psf (net)
<b>Details</b>	Prime commercial space within Hemlock Square in West Bedford; unit is configured to retail but could be converted to a variety of wellness-type businesses
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	8990 Highway 7, Jeddore
<b>Size</b>	Between +/- 2,500 sf and 4,000 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Approx. 2,500 sf of office/retail space + 4,000 sf of turn-key restaurant space at Forest Hill Shopping Centre, a commercial plaza serving Eastern Shore communities
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	5659 Almon Street, Halifax
<b>Size</b>	+/- 1,600 sf
<b>Price</b>	\$26.00 psf (net)
<b>Details</b>	Bright ground floor commercial space in North End Halifax; next door to popular restaurant Almonak; ideal home for retail and/or service oriented business
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	72 Portland Street, Dartmouth
<b>Size</b>	4,011 sf
<b>Price</b>	\$29.00 psf (semi-gross)
<b>Details</b>	High profile commercial space in the heart of Downtown Dartmouth; former pharmacy/clinic, but could be converted to full retail or cafe/restaurant
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	501 Timberlea Village Parkway, Timberlea
<b>Size</b>	2,033 sf (last space remaining!)
<b>Price</b>	\$25.00 psf (net)
<b>Details</b>	Position your business at this high volume intersection in a rapidly developing area; brand new commercial development anchored by Nova Physiotherapy
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	1649 Hollis Street, Halifax
<b>Size</b>	5,367 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	High-profile restaurant space in the heart of Halifax; configured for 198-seats; connected to nine-storey luxury hotel; formerly occupied by Ryan Duffy's
<b>Contact(s)</b>	Geof Ralph



# FOR SALE | ALL TYPES

Click the property photos for more information



Address	6293 & 6297 Quinpool Road, Halifax
Size	+/- 9,715 sf
Price	\$2,149,000
Details	Two-property investment opportunity along Quinpool corridor; combination of commercial and residential units; solid, high-quality income stream
Contact(s)	Connie Amero



Address	1619 Sackville Drive, Middle Sackville
Size	+/- 2,800 sf
Price	\$475,000
Details	Multi-family investment / income property; fully-occupied two-storey, three (3) unit building; significant renovations completed in 2017
Contact(s)	Connie Amero & Geof Ralph



Address	1617 Sackville Drive, Middle Sackville
Size	+/- 4,653 sf
Price	\$1,199,000
Details	Owner-occupier opportunity; constructed in 2016 with smart building technology and high-end finishes; Can be purchased as a package with 1619 Sackville Drive
Contact(s)	Connie Amero & Geof Ralph



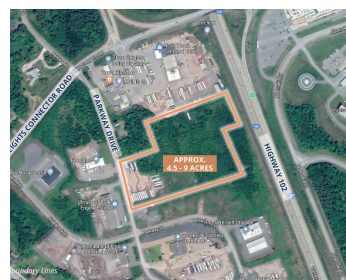
Address	450 Highway 2, Enfield
Size	+/- 7,661 sf
Price	Starting at \$845,000 (land and building)
Details	Former Curly's Pub & Grub location; high-growth location with excellent exposure; option to include the restaurant's character-filled decor
Contact(s)	Geof Ralph



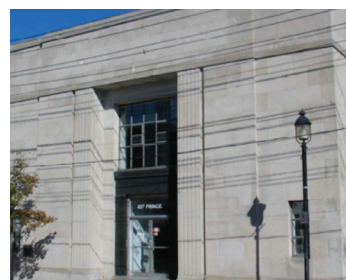
Address	N/A
Size	N/A
Price	\$225,000
Details	Professional dog grooming business in Dartmouth; turn-key opportunity with good growth potential; well-established with a strong client reputation
Contact(s)	Connie Amero



Address	255 George Street, Sydney
Size	30,000 sf (on 1.19 acres)
Price	\$2,400,000
Details	Investment opportunity with long-term redevelopment potential; corner property situated just two (2) blocks from downtown Sydney's waterfront
Contact(s)	Connie Amero



Address	Parkway Drive, Truro Heights
Size	+/- 4.5 acres to 9.0 acres
Price	\$900,000 (\$100,000 per acre)
Details	Commercial / light industrial development land well-situated in Truro Heights Industrial Park; backs onto Highway 102, near exit 13 (Truro Heights Connector Rd)
Contact(s)	Connie Amero



Address	827 Prince Street, Truro
Size	6,100 sf
Price	\$385,000
Details	Iconic building, centrally located in Truro's commercial core; corner property; two-storey standalone building; former BMO bank
Contact(s)	Connie Amero

# FOR SALE | ALL TYPES

Click the property photos for more information



<b>Address</b>	Park Street, Kentville
<b>Size</b>	Up to 94.5 acres
<b>Price</b>	\$1,197,000 (\$12,666 per acre)
<b>Details</b>	Large acreage commercial/light industrial development land adjacent to Kentville Business Park; option to purchase entire site, 72.0 acres, or 22.5 acres
<b>Contact(s)</b>	Connie Amero



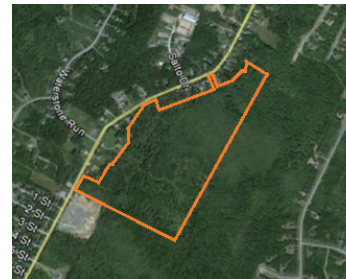
<b>Address</b>	Lot 2A, 450 Highway 2, Enfield
<b>Size</b>	5.79 acres
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Commercial development land located in the growing community of Enfield; Zoned a combination of R2 and MC, allowing for various development options
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	Bissett Lake Road, Cole Harbour
<b>Size</b>	11.2 acres
<b>Price</b>	\$405,000
<b>Details</b>	Single-family residential development opp.; potential to sub-divide the property as-of-right into 5-6 single family lots; fairly level topography with great views
<b>Contact(s)</b>	Kevin Riles



<b>Address</b>	1818 Shore Road, Eastern Passage
<b>Size</b>	5.8 acres
<b>Price</b>	\$1,200,000
<b>Details</b>	Significant as-of-right development opp. for 31 dwellings in an established residential community; urban infill site with ocean views
<b>Contact(s)</b>	Kevin Riles



<b>Address</b>	Lucasville Road, Lucasville
<b>Size</b>	85.09 acres
<b>Price</b>	\$419,000
<b>Details</b>	Large acreage located between Hwy 101 and Hammonds Plains Rd with significant development potential for +/- 30 units; three points of access to Lucasville Rd
<b>Contact(s)</b>	Kevin Riles



<b>Address</b>	127 Joseph Zatzman Drive, Dartmouth
<b>Size</b>	4,535 sf
<b>Price</b>	\$975,000
<b>Details</b>	Ideal owner-occupier opportunity; perfect combination of office and warehouse in central Burnside; 50/50 office to warehouse split; building is also for lease
<b>Contact(s)</b>	Connie Amero & Geof Ralph



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