

NOVA SCOTIA

MONTHLY LISTING REPORT

May 2020

Partners Global Corporate Real Estate Inc.
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FEATURED LISTINGS

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NEW | FOR LEASE

1617 Sackville Drive, Middle Sackville



Size +/- 4,653 sf

Price \$14.00 psf (net)

- Features**
- Two-storey 'Smart Building'
 - Approx. 50/50 office to warehouse split
 - Ideal for a single user
 - Features include wireless access, high-end security system, in-floor heating and more
 - Property is also available for sale

Contact(s) Geof Ralph & Connie Amero

NEW | FOR SUBLEASE

1809 Barrington Street, Halifax



Size Suite 810: 1,639 rsf

Price \$22.00 psf (gross)

- Features**
- Short-term office sublease in downtown's CIBC Building
 - Affordable and move-in ready
 - Traditional office design with several enclosed offices
 - Head lease expires December 31, 2020
 - Linked to the city's internal pedway

Contact(s) Geof Ralph & Connie Amero

NEW | FOR SALE

127 Joseph Zatzman Dr, Dartmouth



Size 4,535 sf

Price \$975,000

- Features**
- Prime owner-occupier opportunity in central Burnside
 - Efficient combination of office and warehouse (50/50 split)
 - Well-maintained property, with extensive renovations and capital upgrades made in 2012/2013
 - Property is also available for lease

Contact(s) Connie Amero & Geof Ralph

FOR LEASE | OFFICE

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Address	1809 Barrington Street, Halifax
Size	Suite 810: 1,639 rsf
Price	\$22.00 psf (gross)
Details	Affordable short-term office sublet in downtown's CIBC Building; traditional office layout with several enclosed offices; option to include remaining furniture
Contact(s)	Geof Ralph & Connie Amero



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



Address	235 Townsend Street, Sydney
Size	Up to +/- 20,000 sf
Price	\$10.00 psf (net)
Details	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
Contact(s)	Connie Amero & Geof Ralph



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



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



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



Address	232 Willow Street, Truro
Size	Up to 6,145 sf
Price	By negotiation (contact the listing agent)
Details	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.
Contact(s)	Connie Amero



Address	35 Micmac Boulevard, Dartmouth
Size	Between 6,217 sf and 23,922 sf
Price	\$20.00 psf (net)
Details	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
Contact(s)	Geof Ralph & Connie Amero

FOR LEASE | OFFICE

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



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



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



Address	35 Baker Drive, Dartmouth
Size	Suite 105: 2,160 sf
Price	\$21.50 psf (net)
Details	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
Contact(s)	Connie Amero



Address	120 Eileen Stubbs Avenue, Dartmouth
Size	Up to 13,276 sf (potential for more)
Price	\$20.00 psf (gross)
Details	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
Contact(s)	Connie Amero



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



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



Address	1801 Hollis Street, Halifax
Size	1,397 sf to 10,350 sf
Price	By negotiation (contact a listing agent)
Details	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
Contact(s)	Geof Ralph & Connie Amero

FOR LEASE | OFFICE

Click the property photos for more information



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



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



Address	190 Victoria Street, Dartmouth
Size	+/- 1,461 sf to 2,650 sf
Price	Starting at \$8.00 psf
Details	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
Contact(s)	Geof Ralph



Address	135 North Street, Bridgewater
Size	2,949 sf
Price	By negotiation (contact the listing agent)
Details	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
Contact(s)	Geof Ralph



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



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

FOR LEASE | INDUSTRIAL

Click the property photos for more information



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



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



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



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



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



Address	28-38 Borden Avenue, Dartmouth
Size	Between 3,600 sf and 8,830 sf
Price	\$6.95 psf (net)
Details	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
Contact(s)	Connie Amero & Geof Ralph



Address	122 Dorey Avenue, Dartmouth
Size	Up to +/- 30,849 sf
Price	\$7.50 psf (net)
Details	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
Contact(s)	Connie Amero & Geof Ralph



Address	196 Joseph Zatzman Drive
Size	+/- 2,000 sf
Price	By negotiation (contact a listing agent)
Details	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
Contact(s)	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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Address	1617 Sackville Drive, Middle Sackville
Size	+/- 4,653 sf
Price	\$14.00 psf (net)
Details	Top-quality combination of office and shop space; ideal for a single user; constructed in 2016 with smart building technologies; property is also for sale
Contact(s)	Connie Amero & Geof Ralph



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



Address	Unit 5, 380 Pleasant Street, Dartmouth
Size	1,233 sf
Price	\$12.00 psf (net)
Details	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
Contact(s)	Connie Amero



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



Address	75 Peakview Way, Bedford
Size	Unit 107: 3,054 sf
Price	\$21.50 psf (net)
Details	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
Contact(s)	Connie Amero



Address	8990 Highway 7, Jeddore
Size	Between +/- 2,500 sf and 4,000 sf
Price	By negotiation (contact the listing agent)
Details	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
Contact(s)	Geof Ralph



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



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

FOR LEASE | COMMERCIAL

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Address	1649 Hollis Street, Halifax
Size	5,367 sf
Price	By negotiation (contact the listing agent)
Details	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
Contact(s)	Geof Ralph

FOR SALE | ALL TYPES

Click the property photos for more information



NEW!

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



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

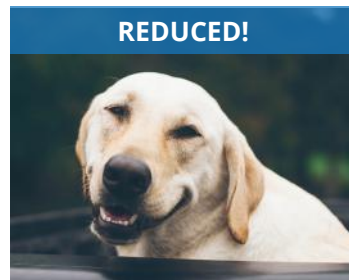


REDUCED!

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 Portable's Pub & Grub location; high-growth location with excellent exposure; option to include the restaurant's character-filled decor
Contact(s)	Geof Ralph



REDUCED!

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	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



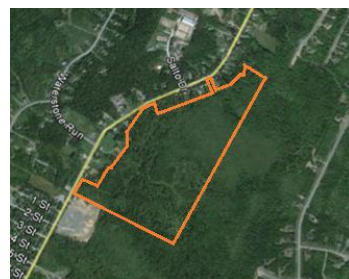
Address	255 George Street, Sydney
Size	30,000 sf (on 1.19 acres)
Price	\$2,400,000
Details	Investment opportunity with long-term redevelopment potential; corner property situated just two (2) blocks from downtown Sydney's waterfront
Contact(s)	Connie Amero

FOR SALE | ALL TYPES

Click the property photos for more information



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



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



Address	Bissett Lake Road, Cole Harbour
Size	11.2 acres
Price	\$405,000
Details	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
Contact(s)	Kevin Riles



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; redevelopment opportunity
Contact(s)	Connie Amero



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



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

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