

# NOVA SCOTIA LISTING REPORT

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OCTOBER 2020

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# FEATURED LISTINGS

## NEW | FOR SALE

### NOVA SCOTIA PROPERTY PORTFOLIO



<b>Size</b>	Six (6) locations comprising eight (8) buildings, totaling 48,027 rsf
<b>Price</b>	\$5,400,000
<b>Features</b>	<ul style="list-style-type: none"> <li>Mixed-use investment portfolio</li> <li>Majority commercial use plus some residential units</li> <li>100% occupied by a coronavirus-proof tenant mix (occupied mostly by EHS and government tenants)</li> <li>Year 1 NOI: \$428,172 (total)</li> </ul>
<b>Contact(s)</b>	Connie Amero

## COMING SOON | COMM.

### 842 PORTLAND STREET, DARTMOUTH



<b>Size</b>	Up to 5,224 sf of contiguous space
<b>Price</b>	Contact the listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>Ground floor profile office, retail space</li> <li>Exceptional profile on high-traffic four-lane corridor and easy access with Portland Hills Dr stoplight</li> <li>High-quality construction, over 75% pre-leased</li> <li>Ready for tenant fit-up</li> </ul>
<b>Contact(s)</b>	Erin Crosby

*Click the property photos for more information*

## FOR SALE | INVESTMENT

### 135 & 137 CHAIN LAKE DRIVE, HALIFAX



<b>Size</b>	Existing 23,782 sf building
<b>Price</b>	Unpriced; open to offers
<b>Features</b>	<ul style="list-style-type: none"> <li>Rare opportunity to invest and develop in Bayers Lake Business Park</li> <li>Total land area of 5.96 acres</li> <li>Potential of adding another 40,000 sf on adjacent lot</li> <li>Flexible zoning that permits commercial and industrial</li> </ul>
<b>Contact(s)</b>	Ian Stanley & Brian Toole

# FOR LEASE | OFFICE

*Click the property photos for more information*



<b>Address</b>	2111 Maitland Street, Halifax
<b>Size</b>	1,842 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Rare and unique office opportunity. Architecturally designed loft nestled between Gottingen and Brunswick Streets in the North End.
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	35 Baker Drive, Dartmouth
<b>Size</b>	Suite 101: 1,850 sf
<b>Price</b>	\$18.50 psf (net)
<b>Details</b>	Bright, quality, move-in ready office space; free on-site surface parking; existing fixturing is well-suited to medical office use, however easily adaptable
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	2717 Joseph Howe Drive, Halifax
<b>Size</b>	5 <sup>th</sup> Floor: 10,198 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Short- or long-term modern and quality office space overlooking the Northwest Arm; option to include remaining furniture
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	137 Chain Lake Drive, Halifax
<b>Size</b>	4,702 sf
<b>Price</b>	\$16.00 psf (net)
<b>Details</b>	Bright quality office in Bayers Lake Business Park; free on-site surface parking; efficient layout on the ground floor, with dedicated entrance
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	1809 Barrington Street, Halifax
<b>Size</b>	Suite 810: 1,639 rsf
<b>Price</b>	\$22.00 psf (gross)
<b>Details</b>	Affordable short-term office sublet in downtown's CIBC Building; traditional office layout with several enclosed offices; option to include remaining furniture
<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>	250 Brownlow Avenue, Dartmouth
<b>Size</b>	Unit 1: 5,424 sf
<b>Price</b>	\$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>	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



# FOR LEASE | OFFICE

*Click the property photos for more information*



<b>Address</b>	332 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>	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 & Connie Amero



<b>Address</b>	72 Portland Street, Dartmouth
<b>Size</b>	Between 537 sf and 6,253 sf
<b>Price</b>	By negotiation
<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



<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; <b>tenant and broker incentives available!</b>
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<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>	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>	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>	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

# FOR LEASE | OFFICE

*Click the property photos for more information*



<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>	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>	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>	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



<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>	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

# FOR LEASE | INDUSTRIAL

*Click the property photos for more information*



<b>Address</b>	192 Joseph Zatzman Drive, Dartmouth
<b>Size</b>	Up to 5,803 sf
<b>Price</b>	\$6.50 psf (net)
<b>Details</b>	Traditional flex space in Burnside Business Park; dock and grade loading, on-site parking; options available immediately
<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>	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; free on-site parking; grade and dock level loading; available immediately
<b>Contact(s)</b>	Connie Amero & Geof Ralph



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



<b>Address</b>	12-26 Borden Avenue, Dartmouth
<b>Size</b>	Units 1-3: Up to 8,994 sf
<b>Price</b>	\$6.95 psf (net)
<b>Details</b>	Warehouse end cap for lease in the heart of Burnside; easy access; available December 2020; on-site parking; 24' clear heights
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<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>	115 Chain Lake Drive, Halifax
<b>Size</b>	8,626 sf, 20,787 sf, or 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 dock level loading
<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



# FOR LEASE | INDUSTRIAL

*Click the property photos for more information*



<b>Address</b>	196 Joesph 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; build-to-suit space with dock loading and 18' ceilings; free on-site parking
<b>Contact(s)</b>	Connie Amero & Geof Ralph

# FOR LEASE | COMMERCIAL

*Click the property photos for more information*



<b>Address</b>	842 Portland Street, Dartmouth
<b>Size</b>	Up to 5,224 sf of contiguous space
<b>Price</b>	Contact the listing agent
<b>Details</b>	Ground floor profile office, retail space; brand new, high-quality construction that's over 70% pre-leased; ready for tenant fit-up
<b>Contact(s)</b>	Erin Crosby



<b>Address</b>	5659 Almon Street, Halifax
<b>Size</b>	+/- 1,300 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>	127 Chain Lake Drive, Halifax
<b>Size</b>	Unit 3: +/- 5,300 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Short-term sublease opportunity in Bayers Lake Business Park; wide open space with high ceilings and grade loading; free on-site surface parking
<b>Contact(s)</b>	Connie Amero & 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>	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>	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>	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>	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



# FOR SALE | ALL CLASSES

*Click the property photos for more information*



<b>Address</b>	Nova Scotia Property Portfolio
<b>Size</b>	Six (6) locations, eight (8) buildings
<b>Price</b>	\$5,400,000
<b>Details</b>	Solid mixed-use investment portfolio; strategically located assets, along main corridors; majority commercial use plus some residential units; 100% occupied
<b>Contact(s)</b>	Connie Amero



<b>Address</b>	135 & 137 Chain Lake Drive, Halifax
<b>Size</b>	23,782 sf existing, with the possibility of adding another 40,000 sf on adjacent land
<b>Price</b>	Unpriced; open to offers
<b>Details</b>	Rare opportunity to invest and develop in Bayers Lake Business Park; flexible zoning that permits commercial and industrial
<b>Contact(s)</b>	Ian Stanley & Brian Toole



<b>Address</b>	10 Lawrence Street, Dartmouth
<b>Size</b>	41 units
<b>Price</b>	Unpriced; open to offers
<b>Details</b>	Multi-family investment with income upside and redevelopment potential; well-positioned urban location; attractive existing suite mix of 1 & 2 bedroom units
<b>Contact(s)</b>	Ian Stanley & Brian Toole



<b>Address</b>	The Madison, 24 Farringdon Way, Bedford
<b>Size</b>	38 suites
<b>Price</b>	Unpriced; open to offers
<b>Details</b>	Calling all investors! The Madison is a brand-new, four-storey luxury apartment building in the heart of West Bedford; Click the property photo for more details
<b>Contact(s)</b>	Ian Stanley & Brian Toole



<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



<b>Address</b>	6293 & 6297 Quinpool Road, Halifax
<b>Size</b>	+/- 9,715 sf
<b>Price</b>	\$2,149,000
<b>Details</b>	Two-property investment opportunity along Quinpool corridor; combination of commercial and residential units; solid, high-quality income stream; NOI \$125,000
<b>Contact(s)</b>	Connie Amero



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



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

# FOR SALE | ALL CLASSES

*Click the property photos for more information*



<b>Address</b>	255 George Street, Sydney
<b>Size</b>	30,000 sf (on 1.19 acres)
<b>Price</b>	\$2,400,000
<b>Details</b>	Investment opportunity with long-term redevelopment potential; corner property situated just two (2) blocks from downtown Sydney's waterfront
<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>	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>	1712 Market Street, Halifax
<b>Size</b>	17,788 sf
<b>Details</b>	Two-storey multi-tenant building in Halifax's Central Business District; corner lot comprising 8,805 sf; frontage on Market Street and Prince Street
<b>Contact(s)</b>	Brian Toole & Ian Stanley



<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>	1649/1665 Argyle Street, Halifax
<b>Size</b>	23,003 sf
<b>Details</b>	Multi-tenant building in Halifax's Central Building District; excellent street frontage along Argyle Street, adjacent to the Nova Centre
<b>Contact(s)</b>	Brian Toole & Ian Stanley



<b>Address</b>	1818 Shore Road, Eastern Passage
<b>Size</b>	5.8 acres
<b>Price</b>	\$900,000
<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



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