



NOVA SCOTIA LISTING REPORT

NOVEMBER 2020

Partners Global Corporate Real Estate Inc.
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FEATURED LISTINGS

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NEW | FOR LEASE

2 RALSTON AVENUE, DARTMOUTH



Size	Up to +/- 15,000 sf (full floor options)
Price	Contact a listing agent
Features	<ul style="list-style-type: none"> • New signature Class A office building in Burnside Business Park • Excellent access and profile • 50% pre-leased by Cabco Communications & Office Interiors • Tenancy fit-up scheduled for February 2021 • Shared access to rooftop patio
Contact(s)	Geof Ralph & Connie Amero

NEW | FOR LEASE

420 HIGNEY AVENUE, DARTMOUTH



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

NEW | FOR LEASE

842 PORTLAND STREET, DARTMOUTH



Size	Up to +/- 5,240 sf
Price	Contact the listing agent
Features	<ul style="list-style-type: none"> • Ground floor retail / profile office space on a main arterial route • Located at the high-traffic corner of Portland Street and Portland Hills Drive • 80% pre-leased • Available immediately for tenant construction
Contact(s)	Erin Crosby

FOR LEASE | OFFICE

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Address	2 Ralston Avenue, Dartmouth
Size	Up to +/- 15,000 sf
Price	By negotiation (contact a listing agent)
Details	New signature office building in high-profile setting; Corner of Windmill Rd and Ralston Ave; Class A space, with 50% pre-leased; tenant fit-up scheduled for Feb '21
Contact(s)	Geof Ralph & Connie Amero



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



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



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



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



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	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	250 Brownlow Avenue, Dartmouth
Size	Unit 1: 5,424 sf
Price	\$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

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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	332 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



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

FOR LEASE | OFFICE

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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 downtown; broker incentive program
Contact(s)	Geof Ralph & Connie Amero



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	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; available now; free on-site parking, balconies, and signage opps.
Contact(s)	Geof Ralph

FOR LEASE | INDUSTRIAL

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



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	12-26 Borden Avenue, Dartmouth
Size	Units 1-3: Up to 8,994 sf
Price	\$6.95 psf (net)
Details	Warehouse end cap for lease in the heart of Burnside; easy access; available December 2020; on-site parking; 24' clear heights
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; build-to-suit space with dock loading and 18' ceilings; free on-site parking
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

FOR LEASE | COMMERCIAL

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Address	420 Higney Avenue, Dartmouth
Size	+/- 4,000 sf
Price	By negotiation (contact the listing agent)
Details	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
Contact(s)	Geof Ralph



Address	5659 Almon Street, Halifax
Size	+/- 1,300 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	842 Portland Street, Dartmouth
Size	Up to +/- 5,240 sf
Price	Contact the listing agent
Details	Brand new space with massive visibility on a main arterial route; retail / profile office; building is 80% pre-leased to government tenant; available now
Contact(s)	Erin Crosby



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



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	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	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

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

FOR SALE | ALL CLASSES

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Address	6319-6321 Pepperell Street, Halifax
Size	18 room multi-family investment
Price	\$1,750,000
Details	Unique investment opportunity situated just south of Quinpool Road; property is currently set up as two large shared and furnished housing units; 100% occupied
Contact(s)	Geof Ralph & Connie Amero



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



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



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



Address	The Madison, 24 Farringdon Way, Bedford
Size	38 suites
Price	Unpriced; open to offers
Details	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
Contact(s)	Ian Stanley & Brian Toole



Address	127 Joseph Zatzman Drive, Dartmouth
Size	4,535 sf
Price	\$975,000
Details	Ideal owner-occupier opportunity; perfect combination or 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; NOI \$125,000
Contact(s)	Connie Amero



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

FOR SALE | ALL CLASSES

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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	1818 Shore Road, Eastern Passage
Size	5.8 acres
Price	\$900,000
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	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	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



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	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

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