NOVA SCOTIA LISTING REPORT

MARCH 2021

Partners Global Corporate Real Estate Inc.
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PARTNERS GLOBAL
CORPORATE REAL ESTATE

FEATURED LISTINGS

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FOR LEASE | INDUSTRIAL

130 JOHN SAVAGE AVENUE, DARTMOUTH

Size	Unit 6: 7,804 sf
Price	Contact a listing agent
Features	• High-quality industrial warehouse in Burnside Business Park • Free on-site parking for employees and clients • LEED Certified building • 28’ clear heights • Grade and dock level loading • Available now
Contact(s)	Connie Amero & Geof Ralph

FOR LEASE | COMMERCIAL

842 PORTLAND STREET, DARTMOUTH

Size	1,554 rsf
Price	Contact the listing agent
Features	• Ground floor retail / profile office space on a main arterial route • Located at the high-traffic corner of Portland Street and Portland Hills Drive • Last remaining suite • Available immediately for tenant construction
Contact	Erin Crosby

COMING SOON | WAREHOUSE

250 BROWNLOW AVENUE, DARTMOUTH

Size	Up to approx. 14,000 sf
Price	Contact a listing agent
Features	• Fantastic combination of industrial warehouse and nicely built-out office (~50/50 ratio) • High-exposure site in the COL Park • 18’ clear heights • Dock and grade loading • Ample on-site parking • Available July 2021
Contact(s)	Connie Amero & Geof Ralph

FOR LEASE | OFFICE

Click the property photos for more information

Address	109 Ilsley Avenue, Dartmouth
Size	Unit 12A: 828 sf
Price	$8.50 psf (net)
Details	Office sublease in Burnside Business Park with high-exposure; combination of open and enclosed space; free on-site parking; available immediately
Contact	Connie Amero

Address	2717 Joseph Howe Drive, Halifax
Size	5th 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	49 Cornwallis Street, Kentville
Size	Options ranging from 600 sf to 2,700 sf
Price	By negotiation (contact the listing agent)
Details	Office space for lease in downtown Kentville; attractive building with great access and profile; elevator to second level; 2nd floor available immediately
Contact	Connie Amero

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	1801 Hollis Street, Halifax
Size	Suite 2210: +/- 3,500 rsf
Price	By negotiation (contact the listing agent)
Details	Top floor corner office sublease with impressive city views; remaining furniture is negotiable; suitable to a wide variety of office users; available immediately
Contact	Erin Crosby

Address	235 Townsend Street, Sydney
Size	Up to +/- 27,600 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	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	250 Brownlow Avenue, Dartmouth
Size	Unit 1: 5,424 sf
Price	$10.00 psf
Details	Quality commercial space at Parkway Place in the City of Lakes Business Park; fully built-out; free on-site parking; **tenant incentives available**
Contact(s)	Connie Amero & Geof Ralph

FOR LEASE | OFFICE

Click the property photos for more information

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	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	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	190 Victoria Street, Dartmouth
Size	735 sf to 2,650 sf
Price	Starting at $8.00 psf (net)
Details	Well-situated and move-in ready professional office space at Keating Place; free rent incentives; good visibility and free on-site parking
Contact(s)	Geof Ralph

Address	72 Portland Street, Dartmouth
Size	Up to +/- 8,500 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	294 Cobequid Road, Lower Sackville
Size	1,147 sf
Price	By negotiation (contact the listing agent)
Details	Affordable suburban office space at Vimiga Professional Centre; enclosed offices, reception and kitchenette; available now; free 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; term ends Sept. 30, 2023
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

FOR LEASE | INDUSTRIAL

Click the property photos for more information

Address	250 Brownlow Avenue, Dartmouth
Size	Up to approx. 14,000 sf
Price	By negotiation (contact a listing agent)
Details	Combination of industrial warehouse and nicely built-out office (~50/50 ratio) in the City of Lakes Business Park; dock and grade loading; available July 2021
Contact	Connie Amero & Geof Ralph

Address	110 Chain Lake Drive, Halifax
Size	Unit 3K/L: 3,006 sf
Price	By negotiation (contact a listing agent)
Details	Industrial flex space for sublet in Bayer Lake Business Park; end-cap with great exposure; suitable to a wide variety of uses; dock loading; available April 2021
Contact(s)	Connie Amero & Geof Ralph

Address	192 Joseph Zatzman Drive, Dartmouth
Size	Up to 3,872 sf available immediately
Price	$7.00 psf (net)
Details	Traditional flex space in Burnside Business Park; mixture of dock and grade loading; 18' clear heights; on-site parking; additional availability coming Q4 2021
Contact(s)	Connie Amero & Geof Ralph

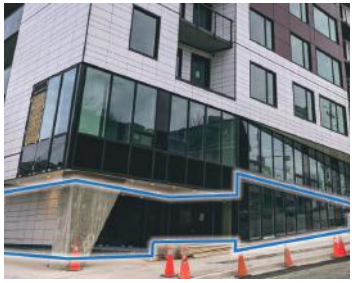
Address	130 John Savage Avenue, Dartmouth
Size	Unit 6: 7,804 sf
Price	By negotiation (contact a listing agent)
Details	High-quality industrial warehouse space in Burnside Business Park; free on-site parking; grade and dock level loading; available immediately
Contact(s)	Connie Amero & Geof Ralph

Address	28-38 Borden Avenue, Dartmouth
Size	Unit 12: 3,600 sf
Price	By negotiation (contact a listing agent)
Details	Warehouse situated in Burnside Business Park; last remaining space in building; wide open space leaving lots of flexibility in terms of build-out and use
Contact(s)	Connie Amero & Geof Ralph

Address	196 Joesph Zatzman Drive
Size	+/- 2,000 sf
Price	$7.00 psf (net)
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

FOR LEASE | COMMERCIAL

Click the property photos for more information



Address	5426 Portland Place, Halifax
Size	+/- 2,600 sf
Price	By negotiation (contact a listing agent)
Details	Brand new North End commercial space at The Anthony; suitable for a variety of uses; available immediately for tenant construction
Contact	Geof Ralph

Address	842 Portland Street, Dartmouth
Size	1,554 rsf
Price	Contact the listing agent
Details	Brand new space with massive visibility on a main arterial route; retail / profile office; building is 95% pre-leased to strong-covenant tenants; available now
Contact(s)	Erin Crosby

Address	2050 Gottingen Street, Halifax
Size	Ground: 1,550 sf; Penthouse: ~3,000 sf
Price	By negotiation (contact a listing agent)
Details	Brand new high-profile corner commercial space in the city's vibrant North End; options available on the ground and penthouse levels
Contact(s)	Geof Ralph & 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	2172 Gottingen Street, Halifax
Size	1,285 sf
Price	By negotiation (contact a listing agent)
Details	High-profile street-level space on bustling North End corridor; ideal for restaurant / food service use, with rooftop patio; available immediately for tenant fit-up
Contact(s)	Geof Ralph & Connie Amero

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	420 Higney Avenue, Dartmouth
Size	+/- 4,000 sf
Price	By negotiation (contact the listing agent)
Details	High-quality commercial end-cap space in Burnside Business Park; functional layout with attractive curb appeal; 26' clear heights; dock and grade loading
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 SALE | ALL CLASSES

Click the property photos for more information

Address	295 Highway 335, Pubnico
Size	+/- 960 sf, set on 19,602 sf (0.45 ac)
Price	$85,000
Details	Light industrial building with fenced yard in Yarmouth County; being offered “as is”; office and warehouse combination; former utility building built in 1976
Contact(s)	Geof Ralph & Connie Amero

Address	88 Highway 336, Upper Musquodoboit
Size	+/- 1,830 sf, set on 2.32 acres
Price	$120,000
Details	Well-maintained commercial property with large fenced-in yard; being offered “as is”; office and warehouse combination; former utility building built 1988
Contact(s)	Geof Ralph & Connie Amero

Address	60 Pine Street, Tatamagouche
Size	+/- 768 sf, set on 2.18 acres
Price	$60,000
Details	Commercial property just off the main corridor in Tatamagouche; being offered “as is”; office and warehouse combination, with grade loading and fenced yard
Contact(s)	Geof Ralph & Connie Amero

Address	Nova Scotia Property Portfolio
Size	Three (3) locations, five (5) buildings
Price	$2,800,000
Details	Solid commercial investment portfolio; strategically located and well-maintained assets; 100% occupied by a coronavirus-proof tenant mix
Contact(s)	Connie Amero

Address	8759 Commercial Street, New Minas
Size	19,764 sf
Price	$1,350,000
Details	Fully-leased mixed-use investment property along commercial corridor between New Minas and Kentville; ground floor commercial with residential above
Contact(s)	Connie Amero

Address	797 Prince Street, Truro
Size	10,814 sf
Price	$925,000
Details	Fully-leased downtown Truro investment property; strong covenant government tenant; well maintained property, with some parking and elevator service
Contact(s)	Connie Amero

Address	49 Cornwallis Street, Kentville
Size	13,720 sf
Price	$1,500,000
Details	Attractive office investment anchored by provincial government; well-maintained two-storey building with elevator; ample on-site parking
Contact(s)	Connie Amero

Address	100 Station Lane, Kentville
Size	12,946 sf
Price	$2,550,000
Details	Fully-leased mixed-use investment opportunity; newer three-storey concrete tilt-up construction with elevator; ample on-site parking
Contact(s)	Connie Amero

FOR SALE | ALL CLASSES

Click the property photos for more information

Address	332 Willow Street, Truro
Size	17,585 sf
Price	$3,350,000
Details	Fully-leased professional office investment on the edge of downtown Truro; newer concrete tilt-up construction with elevator; ample on-site parking
Contact(s)	Connie Amero

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	Oakhill Road, Dayspring
Size	94.72 acres
Price	$895,000
Details	Unique large acreage offering situated off Hwy 103 near Bridgewater; formerly a sawmill, this property is serviced, fully secure & improved with several structures
Contact(s)	Geof Ralph & 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	235 Townsend Street, Sydney
Size	+/- 27,600 sf
Price	$1,575,000
Details	Professional office building near downtown core; two-storey building with elevator; ample on-site parking; zoned Downtown Central Business District (CBD)
Contact(s)	Connie Amero & Geof Ralph

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	The Shoppes of Osprey Village
Size	GLA: 46,904 sf; Site Area: 40.1 acres
Price	Unpriced
Details	Situated off Highway 103 at the exit to Bridgewater, this complex is 97.1 leased to a strong and diverse roster of tenants and offers 47,350 sf of density upside
Contact(s)	Todd Bechard

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

FOR SALE | ALL CLASSES

Click the property photos for more information

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	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	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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