



# NOVA SCOTIA LISTING REPORT

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APRIL 2021

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# FEATURED LISTINGS

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## NEW | FOR LEASE

250 BROWNLOW AVENUE, DARTMOUTH



<b>Size</b>	Unit 1 & 2: 14,780 rsf
<b>Price</b>	\$10.00 psf (net)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Fantastic combination of warehouse and nicely built-out office (~60/40 ratio)</li> <li>• High-exposure site in the COL Park</li> <li>• 20' clear heights</li> <li>• Dock and grade loading</li> <li>• Ample on-site parking</li> <li>• Available July 2021</li> </ul>
<b>Contact(s)</b>	Connie Amero & Geof Ralph

## NEW | FOR SALE

DARTMOUTH, NOVA SCOTIA



<b>Business</b>	Professional dog grooming business
<b>Price</b>	\$225,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Well-established business with exceptional reputation</li> <li>• Turn-key, built-out space</li> <li>• Consistent increases in revenues, year-over-year</li> <li>• Strong client reputation</li> <li>• Opportunity for growth (including offering kenneling services)</li> </ul>
<b>Contact</b>	Connie Amero

## COMING SOON | LEASE / SALE

EAST GATE RIDGE, EXIT 33 (HWY 104)



<b>Size</b>	Over 22 acres available
<b>Price</b>	Contact a listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>• Antigonish's newest business park</li> <li>• Incredible retail/commercial development opportunity</li> <li>• High-exposure location (over 11,000 vehicles pass by site daily)</li> <li>• Fully serviced, accessible lots</li> <li>• Service Antigonish &amp; Guysborough County</li> </ul>
<b>Contact(s)</b>	Connie Amero & Geof Ralph

# FOR LEASE | OFFICE

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<b>Address</b>	109 Ilsley Avenue, Dartmouth
<b>Size</b>	Unit 12A: 828 sf
<b>Price</b>	\$8.50 psf (net)
<b>Details</b>	Office sublease in Burnside Business Park with high-exposure; combination of open and enclosed space; free on-site parking; available immediately
<b>Contact</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>	49 Cornwallis Street, Kentville
<b>Size</b>	Options ranging from 600 sf to 2,700 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Office space for lease in downtown Kentville; attractive building with great access and profile; elevator to second level; 2 <sup>nd</sup> floor available immediately
<b>Contact</b>	Connie Amero



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



<b>Address</b>	235 Townsend Street, Sydney
<b>Size</b>	Up to +/- 27,600 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>	2 Ralston Avenue, Dartmouth
<b>Size</b>	Up to +/- 15,000 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	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
<b>Contact(s)</b>	Geof Ralph & Connie Amero



<b>Address</b>	250 Brownlow Avenue, Dartmouth
<b>Size</b>	Unit 1: 5,424 sf
<b>Price</b>	\$10.00 psf
<b>Details</b>	Quality commercial space at Parkway Place in the City of Lakes Business Park; fully built-out; free on-site parking; <b>tenant incentives available</b>
<b>Contact(s)</b>	Connie Amero & Geof Ralph

# FOR LEASE | OFFICE

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



<b>Address</b>	72 Portland Street, Dartmouth
<b>Size</b>	Up to +/- 8,500 sf
<b>Price</b>	By negotiation (contact the listing agent)
<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>	294 Cobequid Road, Lower Sackville
<b>Size</b>	1,147 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Affordable suburban office space at Vimiga Professional Centre; enclosed offices, reception and kitchenette; available now; free on-site parking
<b>Contact(s)</b>	Geof Ralph



<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; term ends Sept. 30, 2023
<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>	250 Brownlow Avenue, Dartmouth
<b>Size</b>	Units 1 & 2: Up to approx. 14,780 sf
<b>Price</b>	\$10.00 psf (net)
<b>Details</b>	Combination of industrial warehouse and nicely built-out office (~60/40 ratio) in the City of Lakes Business Park; dock and grade loading; available July 2021
<b>Contact</b>	Connie Amero & Geof Ralph



<b>Address</b>	28-38 Borden Avenue, Dartmouth
<b>Size</b>	Unit 12: 3,600 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	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
<b>Contact(s)</b>	Connie Amero & Geof Ralph



<b>Address</b>	110 Chain Lake Drive, Halifax
<b>Size</b>	Unit 3K/L: 3,006 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	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
<b>Contact(s)</b>	Connie Amero & Geof Ralph



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



<b>Address</b>	192 Joseph Zatzman Drive, Dartmouth
<b>Size</b>	1,931 - 3,862 sf available September 2021
<b>Price</b>	\$7.00 psf (net)
<b>Details</b>	Traditional flex space in Burnside Business Park; combination of grade & dock loading; 18' clear heights; on-site parking; additional availability Q4 2021
<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>	By negotiation (contact a listing agent)
<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

# FOR LEASE | COMMERCIAL

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<b>Address</b>	5426 Portland Place, Halifax
<b>Size</b>	+/- 2,600 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Brand new North End commercial space at The Anthony; suitable for a variety of uses; available immediately for tenant construction
<b>Contact</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>	2050 Gottingen Street, Halifax
<b>Size</b>	Ground: 1,550 sf; Penthouse: ~3,000 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	Brand new high-profile corner commercial space in the city's vibrant North End; options available on the ground and penthouse levels
<b>Contact(s)</b>	Geof Ralph & 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



<b>Address</b>	2172 Gottingen Street, Halifax
<b>Size</b>	1,285 sf
<b>Price</b>	By negotiation (contact a listing agent)
<b>Details</b>	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
<b>Contact(s)</b>	Geof Ralph & Connie Amero



<b>Address</b>	420 Higney Avenue, Dartmouth
<b>Size</b>	+/- 4,000 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	High-quality commercial end-cap space in Burnside Business Park; functional layout with attractive curb appeal; 26' clear heights; dock and grade loading
<b>Contact(s)</b>	Geof Ralph



<b>Address</b>	842 Portland Street, Dartmouth
<b>Size</b>	1,554 rsf
<b>Price</b>	Contact the listing agent
<b>Details</b>	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
<b>Contact(s)</b>	Erin Crosby

# FOR SALE | ALL CLASSES

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<b>Address</b>	Dartmouth, Nova Scotia
<b>Business</b>	Dog grooming business
<b>Price</b>	\$225,000
<b>Details</b>	Turn-key dog grooming business for sale in Dartmouth; business boasts consistent increases in revenue, year after year, and strong client reputation
<b>Contact(s)</b>	Connie Amero



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



<b>Address</b>	9153 Commercial Street, New Minas
<b>Size</b>	Two (2) Buildings - 3,296 sf / 2,532 sf
<b>Price</b>	\$835,000
<b>Details</b>	Two well-maintained, free standing buildings perfectly situated in the heart of New Minas; zoned C1-Major Commercial; ample on-site parking
<b>Contact(s)</b>	Connie Amero



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



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



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



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



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

# FOR SALE | ALL CLASSES

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



<b>Address</b>	235 Townsend Street, Sydney
<b>Size</b>	+/- 27,600 sf
<b>Price</b>	\$1,575,000
<b>Details</b>	Professional office building near downtown core; two-storey building with elevator; ample on-site parking; zoned Downtown Central Business District (CBD)
<b>Contact(s)</b>	Connie Amero & Geof Ralph



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



<b>Address</b>	The Shoppes of Osprey Village
<b>Size</b>	GLA: 46,904 sf; Site Area: 40.1 acres
<b>Price</b>	Unpriced
<b>Details</b>	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
<b>Contact(s)</b>	Todd Bechard



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



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



<b>Address</b>	Oakhill Road, Dayspring
<b>Size</b>	94.72 acres
<b>Price</b>	\$895,000
<b>Details</b>	Unique large acreage offering situated off Hwy 103 near Bridgewater; formerly a sawmill, this property is serviced, fully secure & improved with several structures
<b>Contact(s)</b>	Geof Ralph & Connie Amero

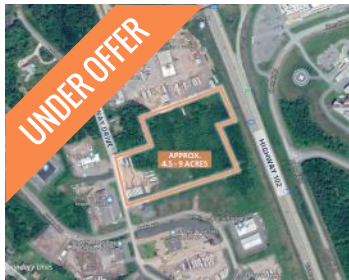


<b>Address</b>	127 Joseph Zatzman Drive, Dartmouth
<b>Size</b>	4,535 sf
<b>Price</b>	\$975,000
<b>Details</b>	Ideal owner-occupier opportunity; perfect combination of office and warehouse in central Burnside; 50/50 office to warehouse split; building is also for lease
<b>Contact(s)</b>	Connie Amero &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



# FOR SALE | ALL CLASSES

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<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



<b>Address</b>	180 Thornhill Drive, Dartmouth
<b>Size</b>	206,200 sf
<b>Price</b>	Contact the listing agent
<b>Details</b>	200,000+ sf of flexible warehouse space in Burnside Business Park; quick and easy highway access; 21' clear heights; grade and dock loading
<b>Contact(s)</b>	Geof Ralph



<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>	Lancaster Drive, Dartmouth
<b>Size</b>	Approx. 2.72 acres
<b>Price</b>	Contact the listing agent
<b>Details</b>	Large-scale residential development opportunity in a high-growth market; central location with excellent connectivity; high-exposure corner site
<b>Contact(s)</b>	Brian Toole & Ian Stanley



<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>	5656 Morris Street, Halifax
<b>Size</b>	4 units
<b>Price</b>	Contact a listing agent
<b>Details</b>	Fantastic income and/or owner-occupier residential property in South End Halifax; attractive and spacious units with high-end finishes
<b>Contact(s)</b>	Ian Stanley & Jacquelyn Moriarty



<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

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