

# NOVA SCOTIA LISTING REPORT

September 2021

**Partners Global Corporate Real Estate Inc.**

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# FEATURED LISTINGS



## 14 CORNWALLIS STREET, KENTVILLE

<b>Size</b>	1,600 sf
<b>Price</b>	Price by negotiation
<b>Features</b>	<ul style="list-style-type: none"> <li>• Charming commercial space located on the ground floor</li> <li>• Fantastic exposure in Kentville's downtown core</li> <li>• Dry basement storage at no additional cost</li> <li>• Air conditioning</li> <li>• General Commercial (C-1) Zoning</li> </ul>

**Contact** Jim Chambers



## 448 MAIN STREET, KENTVILLE

<b>Size</b>	4,000 sf
<b>Price</b>	Price by negotiation
<b>Features</b>	<ul style="list-style-type: none"> <li>• Garage and storage space equipped with three garage doors</li> <li>• Ample on-site parking</li> <li>• Ideal for a fitness centre or an automotive service facility</li> <li>• Convenient location in downtown Kentville</li> <li>• General Commercial (C-1) Zoning</li> </ul>

**Contacts** Connie Amero & Geof Ralph



## 1 STARR LANE, DARTMOUTH

<b>Size</b>	4,800 sf
<b>Price</b>	\$1,999,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Well-positioned in energetic Downtown Dartmouth</li> <li>• High-quality, architecturally designed building</li> <li>• Outstanding opportunity for owner-occupier</li> <li>• On-site parking</li> <li>• Timeless style and ample natural lighting</li> </ul>

**Contacts** Connie Amero & Geof Ralph

# FOR LEASE | OFFICE



## NEW LISTING

### 14 Cornwallis Street, Kentville

1,600 sf

Price by negotiation (contact listing agent)

Charming ground floor space in downtown Kentville; air conditioning; fantastic exposure; storage at no additional cost; supported by General Commercial (C-1) zoning

**Contact** Jim Chambers



## SUBLEASE

### 31 Gloster Court, Dartmouth

+/- 1,800 sf

Price by negotiation (contact listing agent)

Office sublease opportunity in Burnside Business Park; +/- 8,000 sf of fenced yard; ample on-site parking; convenient access to highways and Halifax bridges; well-maintained property

**Contacts** Connie Amero & Geof Ralph



## LEASE / SALE

### 49 Cornwallis Street, Kentville

Options ranging from 600 sf to 2,700 sf

Price by negotiation (contact listing agent)

Office space for lease in downtown Kentville; attractive building with great access and profile; 14' ceiling height; elevator to second level; 2<sup>nd</sup> floor available immediately

**Contact** Connie Amero



### 2 Ralston Avenue, Dartmouth

Up to +/- 15,000 sf

Price by negotiation (contact listing agent)

New signature office building in high-profile setting; Corner of Windmill Rd and Ralston Ave; Class A space, with 50% pre-leased; available immediately for tenant fit-up

**Contacts** Geof Ralph & Connie Amero



## SUBLEASE

### 2717 Joseph Howe Drive, Halifax

5th Floor: 10,198 sf

Price by negotiation (contact listing agent)

Short- or long-term modern and quality office space overlooking the Northwest Arm; option to include remaining furniture; on-site property management; full-service cafeteria and daycare

**Contacts** Geof Ralph & Connie Amero



### 137 Chain Lake Drive, Halifax

4,702 sf

\$16.00 psf (net)

Bright quality office in Bayers Lake Business Park; free on-site surface parking; efficient layout on the ground floor, with dedicated entrance; available October 1, 2021

**Contact** Connie Amero



## LEASE / SALE

### 235 Townsend Street, Sydney

Up to +/- 27,600 sf

\$10.00 psf (net)

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

**Contacts** Connie Amero & Geof Ralph



## INCENTIVES

### 250 Brownlow Avenue, Dartmouth

Unit 1: 5,424 sf

Price by negotiation (contact listing agent)

Quality commercial space at Parkway Place in the City of Lakes Business Park; fully built-out; free on-site parking; **tenant incentives available!**

**Contacts** Geof Ralph & Connie Amero

# FOR LEASE | OFFICE



## 2632 Windsor Street, Halifax

+/- 2,300 sf

Price by negotiation (contact listing agent)

Prime commercial space between North and West End Halifax; second storey walk-up office space; ideal for professional services, wellness clinic or general office

**Contacts** Geof Ralph & Connie Amero



## 35 Micmac Boulevard, Dartmouth

23,658 sf (Option to demise)

\$20.00 psf (net)

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

**Contacts** Geof Ralph & Connie Amero



## 237 Brownlow Avenue, Dartmouth

3,240 sf

\$20.00 psf (gross)

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** Geof Ralph



## 1801 Hollis Street, Halifax

Options ranging from 1,397 sf to 10,350 sf

Price by negotiation (contact listing agent)

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!**

**Contacts** Geof Ralph & Connie Amero



## 294 Cobequid Road, Lower Sackville

1,147 sf

Price by negotiation (contact listing agent)

Affordable suburban office space at Vimiga Professional Centre; enclosed offices, reception, and kitchenette; free on-site parking; available immediately

**Contact** Geof Ralph



## 28-40 Fielding Avenue, Dartmouth

1,807 sf

Price by negotiation (contact listing agent)

Quality office in Burnside Business Park; air-conditioned, corner office suite; well-located between two arterial routes; ample free on-site parking

**Contact** Geof Ralph

# FOR LEASE | INDUSTRIAL



## 122 Dorey Avenue, Dartmouth

Up to 30,849 sf

\$8.50 psf (net)

Attractive tilt-up concrete facade and LEED Certification; free on-site parking; exterior signage opportunities; 24' clear heights; grade and dock loading; available July 2022

**Contacts** Connie Amero & Geof Ralph



## 34 Isnor Drive, Dartmouth

+/- 11,200 sf

Price by negotiation (contact listing agent)

Stand alone leasing opportunity in Burnside Business Park; 65/35 warehouse to office ratio; dock and grade loading; ample on-site parking; **short term leases available**

**Contacts** Connie Amero & Geof Ralph



## 71 Ilsley Avenue, Dartmouth

Unit 1: 3,900 sf

Price by negotiation (contact listing agent)

End-cap light industrial space available for sublease; versatile layout with grade loading and 18.5' ceilings, available with 60-90 days' notice

**Contact** Erin Crosby



## 192 Joseph Zatzman Drive, Dartmouth

Options ranging from 1,931 sf to 3,862 sf

\$7.00 psf (net)

Traditional flex space in Burnside Business Park; combination of grade & dock loading; 18' clear heights; on-site parking; additional availability Q4 2021

**Contacts** Geof Ralph & Connie Amero



## 130 John Savage Avenue, Dartmouth

Unit 6: 7,804 sf

Price by negotiation (contact listing agent)

High-quality industrial warehouse space in Burnside Business Park; free on-site parking; grade and dock level loading; available immediately

**Contacts** Geof Ralph & Connie Amero



## 196 Joseph Zatzman Drive, Dartmouth

+/- 2,000 sf

\$7.00 psf (net)

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

**Contacts** Connie Amero & Geof Ralph

# FOR LEASE | COMMERCIAL



## 448 Main Street, Kentville

4,000 sf

Price by negotiation (contact listing agent)

Situated in Kentville's charming downtown; garage and storage space available for lease; ample on-site parking; supported by General Commercial (C-1) Zoning

**Contacts** Connie Amero & Geof Ralph



## LEASE / SALE

## Catherine Drive, Antigonish

Various lots available (1.54 - 3.06 acres)

Price by negotiation (contact listing agent)

Commercial development comprising eight fully serviced, accessible lots; five-minute drive from Downtown Antigonish; zoned General Commercial (C-2)

**Contacts** Connie Amero & Geof Ralph



## 5426 Portland Place, Halifax

+/- 2,600 sf

Price by negotiation (contact listing agent)

Brand new North End commercial space at The Anthony; suitable for a variety of uses; several large store front windows; available immediately for tenant construction

**Contact** Geof Ralph



## 2050 Gottingen Street, Halifax

Penthouse Level: +/- 3,000 sf

Price by negotiation (contact listing agent)

Brand new high-profile corner space in trendy North End Halifax; offering combination of enclosed and open-air space; available immediately for tenancy fit-up

**Contacts** Geof Ralph & Connie Amero



## 2172 Gottingen Street, Halifax

1,285 sf

Price by negotiation (contact listing agent)

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

**Contacts** Geof Ralph & Connie Amero



## 842 Portland Street, Dartmouth

1,554 rsf

Price by negotiation (contact listing agent)

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** Erin Crosby

*Click the property photos for more information*

# FOR SALE | ALL CLASSES



**UNDER OFFER**

## 448 Main Street, Kentville

19,351 sf

\$1,275,000

Multi-tenant, mixed-used building; located in Kentville's downtown; ample on-site parking; convenient access to Highway 101 and local amenities; General Commercial (C-1) Zoning

**Contacts** Connie Amero & Geof Ralph



## 1 Starr Lane, Dartmouth

4,800 sf

\$1,999,000

High-quality, architecturally designed building in the heart of Downtown Dartmouth; extraordinary opportunity for owner occupier; on-site parking

**Contacts** Connie Amero & Geof Ralph



**UNDER OFFER**

## 31 Ron Street, Bridgewater

7.00 acres

\$975,000

Mobile home community with 59 pad sites; stable cash flow with limited downside; well maintained and managed; high historical occupancy

**Contacts** Ian Stanley & Jacquelyn Moriarty



## 1299 Ridge Road, Wolfville

8.00 acres available

\$399,000

Unique purchase opportunity offering various uses and possibilities; located three minutes from Downtown Wolfville; site improved with a 16,000 sf building

**Contacts** Connie Amero & Jim Chambers



**LEASE / SALE**

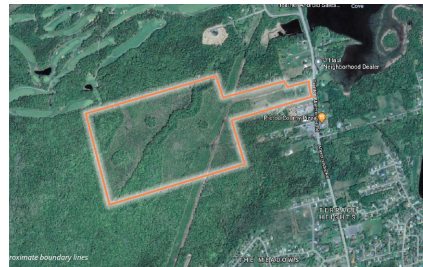
## Catherine Drive, Antigonish

Various lots available (1.54 - 3.06 acres)

\$200,000 / acre

Commercial development comprising eight fully serviced, accessible lots; five-minute drive from Downtown Antigonish; zoned General Commercial (C-2)

**Contacts** Geof Ralph & Connie Amero



## 859 Abercrombie Road, Abercrombie

115.94 acres

\$1,100,000

Unique residential/community as-of-right development opportunity in Pictou County; already-prepared master plan includes 404 units

**Contacts** Ian Stanley & Jacquelyn Moriarty



**SOLD**

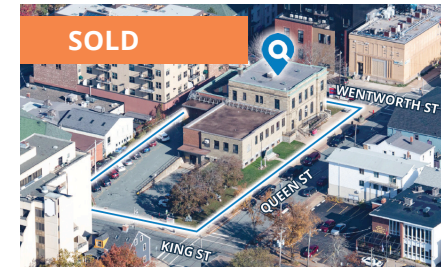
## 5656 Morris Street, Halifax

Four (4) units

\$2,145,000

Fully-occupied, virtually new property in an urban location, strong long-term value for investor owner occupied, paved on-site parking

**Contacts** Ian Stanley & Jacquelyn Moriarty



**SOLD**

## 53 Queen Street, Dartmouth

29,265 sf

Bidding process closed May 7, 2021

Prominent corner site with high visibility in Downtown Dartmouth, development opportunity, suited for multi-residential, commercial or combination of uses

**Contact** Connie Amero

# FOR SALE | ALL CLASSES



**SOLD**

## Dartmouth, Nova Scotia

Dog Grooming Business

\$225,000

Turn-key dog grooming business for sale in Dartmouth; business boasts consistent increases in revenue, year after year; strong client reputation

**Contact** Connie Amero



**UNDER OFFER**

## 9153 Commercial Street, New Minas

Two Buildings - 3,296 sf & 2,532 sf

\$835,000

Two well-maintained, free standing buildings perfectly situated in the heart of New Minas; zoned C1-Major Commercial; ample on-site parking

**Contacts** Connie Amero & Jim Chambers



## 295 Highway 335, Pubnico

+/- 960 sf, set on 19,602 sf (0.45 ac)

\$85,000

Light industrial building with fenced yard in Yarmouth County; being offered "as is"; office and warehouse combination; former utility building built in 1976

**Contacts** Geof Ralph & Connie Amero



## 88 Highway 336, Upper Musquodoboit

+/- 1,830 sf, set on 2.32 acres

\$120,000

Well-maintained commercial property with large fenced-in yard; being offered "as is"; office and warehouse combination; former utility building built 1988

**Contacts** Connie Amero & Geof Ralph



**LEASE / SALE**

## 49 Cornwallis Street, Kentville

13,720 sf

\$1,500,000

Attractive office investment anchored by provincial government; well-maintained two-storey building with elevator; ample on-site parking

**Contacts** Connie Amero



**UNDER OFFER**

## 100 Station Lane, Kentville

12,946 sf

\$2,550,000

Fully-leased mixed-use investment opportunity; newer three-storey concrete tilt-up construction with elevator; ample on-site parking

**Contact** Connie Amero



**UNDER OFFER**

## 332 Willow Street, Truro

17,585 sf

\$3,350,000

Fully-leased professional office investment on the edge of downtown Truro; newer concrete tilt-up construction with elevator; ample on-site parking

**Contact** Connie Amero



## Oakhill Road, Dayspring

94.72 acres

\$895,000

Unique large acreage offering situated off Hwy 103 near Bridgewater; formerly a sawmill, this property is serviced, fully secure & improved with several structures

**Contacts** Connie Amero & Geof Ralph



# FOR SALE | ALL CLASSES



**REDUCED**

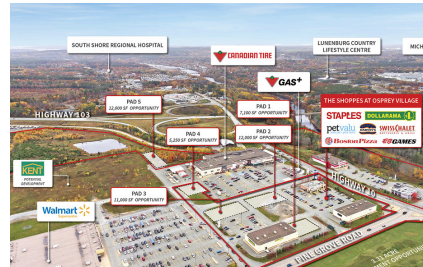
## 235 Townsend Street, Sydney

+/- 27,600 sf

\$1,475,000

Professional office building near downtown core; two-storey building with elevator; ample on-site parking; zoned Downtown Central Business District (CBD)

**Contacts** Connie Amero & Geof Ralph



## The Shoppes of Osprey Village

GLA: 46,904 sf; Site Area: 40.1 acres

Unpriced

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** Todd Bechard



**SOLD**

## 6319-6321 Pepperell Street, Halifax

18 room multi-family investment

\$1,750,000

Unique investment opportunity situated just south of Quinpool Road; property is currently set up as two large shared and furnished housing units; 100% occupied

**Contacts** Geof Ralph & Connie Amero



**UNDER OFFER**

## Parkway Drive, Truro Heights

+/- 4.5 acres to 9.0 acres

\$900,000 (\$100,000 per acre)

Commercial / light industrial development land well-situated in Truro Heights Industrial Park; backs onto Highway 102, near exit 13 (Truro Heights Connector Rd)

**Contact** Connie Amero



## 255 George Street, Sydney

30,000 sf (on 1.19 acres)

\$2,400,000

Investment opportunity with long-term redevelopment potential; corner property situated just two (2) blocks from downtown Sydney's waterfront

**Contact** Connie Amero



## Park Street, Kentville

Up to 94.5 acres

\$1,197,000 (\$12,666 per acre)

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** Connie Amero



## Lot 2A, 450 Highway 2, Enfield

5.79 acres

Price by negotiation (contact listing agent)

Commercial development land located in the growing community of Enfield; Zoned a combination of R2 and MC, allowing for various development options

**Contact** Geof Ralph



**COMING SOON**

## 225 Herring Cove Road, Halifax

12,596 sf

\$1,400,000

Single-storey, commercial property in high exposure area; road front of 350 feet; ample on-site parking; renovated in 2018; Minor Commercial Zone (C-2A Zone)

**Contacts** Connie Amero & Geof Ralph

## FOR SALE | ALL CLASSES

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### **246 Main Street, Yarmouth**

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3,419 sf

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\$349,900

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Well-maintained office building located in downtown Yarmouth; two-storey; ample-on site parking; Downtown Commercial (C-1) zoning; built out office space on main level

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**Contact** Connie Amero

# CONTACT US

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