

NOVA SCOTIA LISTING REPORT

November 2021

Partners Global Corporate Real Estate Inc.

1801 Hollis Street, Suite 1420, NS B3J 3N4

☎ (902) 444-4004

✉ halifax@partnersglobal.com



FEATURED LISTINGS



HOLLAND RIDGE, ABERCROMBIE

Size 115.92 acres

Price \$1,100,000 \$700,000

- Features**
- 115+ acres of land, ideally suited to an active retirement community
 - Nearby an abundance of amenities
 - Multi-phase master plan prepared for 404 units (mixture of townhouses, apartments and mobile pad sites), actively supported by the Municipality of Pictou County

Contacts Ian Stanley & Jacquelyn Moriarty



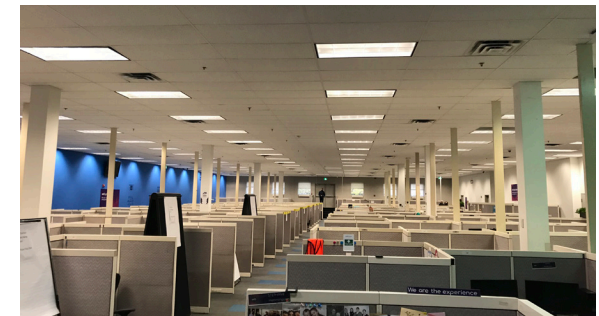
35 MICMAC BLVD, DARTMOUTH

Size 23,658 sf

Price \$20.00 psf (net)

- Features**
- Unique, two-storey, Class A office space
 - Up to 23,658 sf, with options to demise
 - Close proximity to various amenities, major highways, and both bridges
 - Fully customizable, raw space with tenant improvement packages

Contacts Geof Ralph & Connie Amero



610 EAST RIVER RD, NEW GLASGOW

Size 25,972 sf

Price Price by negotiation

- Features**
- Turn-key, open concept office space
 - Located in well-established business centre
 - Ample, on-site parking
 - Efficient combination of open work space, training rooms, private cubicles
 - Fenced, private patio area

Contacts Geof Ralph & Connie Amero

FOR LEASE | OFFICE



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



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; 2nd 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

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



LEASED

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



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

FOR LEASE | OFFICE



REDUCED

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



INCENTIVES

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

622 sf & 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



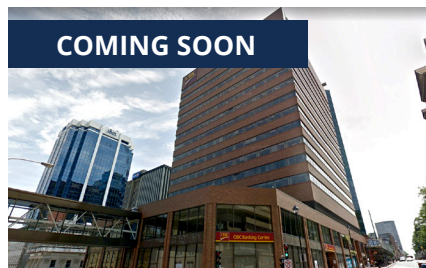
28-40 Fielding Avenue, Dartmouth

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



COMING SOON

1809 Barrington Street, Halifax

1,783 sf

Price by negotiation (contact listing agent)

Located in the heart of Downtown Halifax; corner suite offering efficient layout; option to include all furniture; excellent connectivity to city core through pedway system

Contact Geof Ralph

Click the property photos for more information

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



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; ideal for light industrial or service type retailers

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

Unit 3: +/- 2,000 sf & Unit 5: 2,009 sf

\$7.00 psf (net)

Custom build space; free on-site parking; one dock loading to each unit; sprinkler system; Unit 3 available immediately; Unit 5 available December 2021

Contacts Connie Amero & Geof Ralph

Click the property photos for more information

FOR LEASE | COMMERCIAL



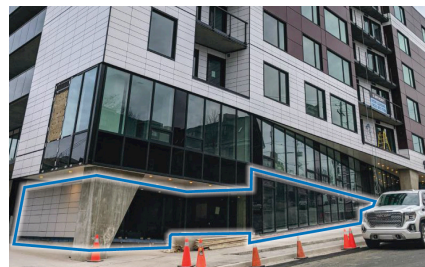
448 Main Street, Kentville

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



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



LEASE / SALE

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



REDUCED

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



SOLD

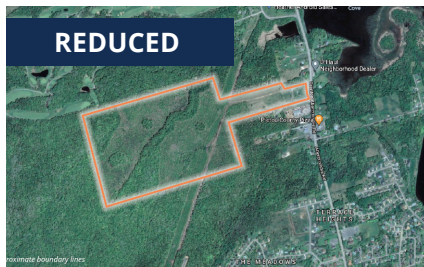
1299 Ridge Road, Wolfville

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



REDUCED

859 Abercrombie Road, Abercrombie

115.92 acres

\$1,100,000 \$700,000

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

Contacts Ian Stanley & Jacquelyn Moriarty



SOLD

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



SOLD

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

FOR SALE | ALL CLASSES



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

Contact 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



SOLD

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



REDUCED

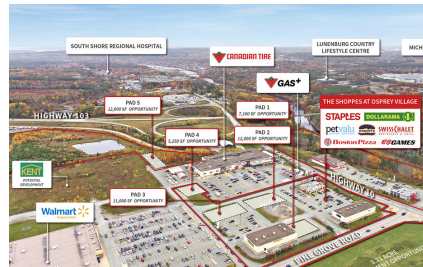
235 Townsend Street, Sydney

+/- 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



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

FOR SALE | ALL CLASSES



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



UNDER OFFER

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



UNDER OFFER

246 Main Street, Yarmouth

3,419 sf

\$349,900

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

Contact Connie Amero



COMING SOON

25 Webster Court, Kentville

+/- 3,000 sf

\$265,000

Charming two-storey, multi-use property; well maintained with modern finishes; tons of curb appeal, supported by General Commercial (C-1) Zoning

Contact Connie Amero



COMING SOON

Parkway Drive, Truro Heights

9.268 acres

Price by negotiation (contact listing agent)

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

Click the property photos for more information

CONTACT US

Brian Toole

Principal, Tenant Advisory

- ☎ (902) 476-6898
- ✉ brian@partnersglobal.com

Ian Stanley

Principal & Co-Head, Investments & Capital Markets

- ☎ (902) 229-7100
- ✉ ian@partnersglobal.com

Geof Ralph

Vice-President

- ☎ (902) 877-9324
- ✉ geof@partnersglobal.com

Connie Amero

Broker / Senior Vice President, Sales & Leasing

- ☎ (902) 802-8480
- ✉ connie@partnersglobal.com

Jim Chambers

Associate Broker / Senior Vice-President, Retail

- ☎ (902) 690-5600
- ✉ jim@partnersglobal.com

Todd Bechard

Co-Head, Investments & Capital Markets

- ☎ (902) 402-3076
- ✉ todd@partnersglobal.com

Erin Crosby

Senior Advisor, Tenant Advisory

- ☎ (902) 877-1849
- ✉ erin@partnersglobal.com

Jacquelyn Moriarty

Associate, Investments & Capital Markets

- ☎ (902) 440-3937
- ✉ jacquelyn@partnersglobal.com

Sylvana Chambers

Executive Coordinator

- ☎ (902) 300-0662
- ✉ sylvana@partnersglobal.com

Alison Sowerby

Marketing Coordinator

- ☎ (902) 580-0577
- ✉ alison@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.