

NOVA SCOTIA LISTING REPORT

December 2021

Partners Global Corporate Real Estate Inc.

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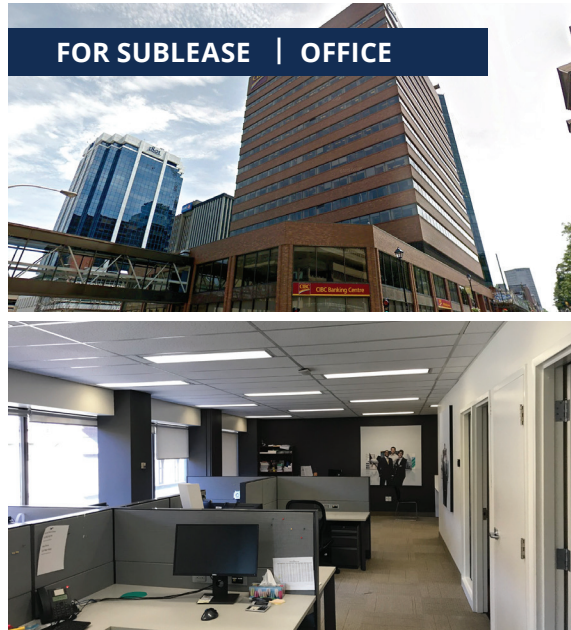
FEATURED LISTINGS



FOR LEASE / SALE | OFFICE

25 WEBSTER COURT, KENTVILLE

Size	2,040 sf
Price	Lease price by negotiation / \$265,000
Features	<ul style="list-style-type: none"> • Located in Kentville's endearing downtown core • Charming two-storey, multi-use property • Well-maintained property • Four Daikin ductless heat pumps • Property is supported by General Commercial (C-1) zoning, permitting a variety of uses
Contact	Connie Amero



FOR SUBLEASE | OFFICE

1809 BARRINGTON STREET, HALIFAX

Size	1,783 sf
Price	Price by negotiation
Features	<ul style="list-style-type: none"> • Bright office space located on the fifth floor • Located in CIBC Building • Option to include all furniture, ideal for a variety of small office users • Excellent connectivity through the city's network of pedways
Contacts	Geof Ralph & Connie Amero



FOR SALE | VACANT LAND

PARKWAY DRIVE, TRURO HEIGHTS

Size	9.27 acres
Price	\$925,000
Features	<ul style="list-style-type: none"> • Prime development land well-situated in Truro Heights • High traffic count • Highway Commercial (C-2) Zoning, permitting over forty uses • Excellent visibility and convenient access • Available services to site include hydro, sewer and telephone
Contact	Connie Amero

FOR LEASE | OFFICE



NEW LISTING

25 Webster Court, Kentville

2,040 sf

Price by negotiation (contact listing agent)

Located in downtown Kentville; charming two-storey, multi-use property; various updates throughout; versatile layout; on-site parking; zoned General Commercial

Contact Connie Amero



NEW LISTING

610 East River Road, New Glasgow

25,770 sf

Price by negotiation (contact listing agent)

Sublease opportunity located in Aberdeen Business Centre in New Glasgow; open-concept, turn-key premises; convenient access; ample on-site parking

Contacts Geof Ralph & Connie Amero



NEW LISTING

1809 Barrington Street, Halifax

1,783 sf

Price by negotiation (contact listing agent)

Sublease opportunity located in Downtown Halifax; corner suite offering efficient layout; option to include all furniture; excellent connectivity to city core through pedway system

Contacts Geof Ralph & Connie Amero



LEASED

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



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

FOR LEASE | OFFICE



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



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

500 Kings Road, 2nd Floor, Sydney

1,454 sf

Price by negotiation (contact listing agent)

Sublease opportunity in downtown Sydney; property located in high traffic area; offering reusable leaseholds throughout; option to sublease furnished; available immediately

Contact Connie Amero

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



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 5: 2,009 sf

\$7.00 psf (net)

Custom build space; free on-site parking; one dock loading; sprinkler system; ideal for light industrial or service-type retailers; available immediately.

Contacts Connie Amero & Geof Ralph

FOR LEASE | COMMERCIAL



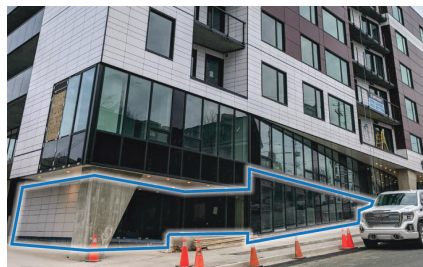
448 Main Street, Kentville

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



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



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

FOR SALE | ALL CLASSES



NEW LISTING

25 Webster Court, Kentville

2,040 sf

\$265,000

Nestled in Kentville's Downtown; well-maintained, charming property; four Daikin ductless heat pumps; second floor can be converted to residential, ideal for a business owner

Contact Connie Amero



NEW LISTING

Parkway Drive, Truro Heights

9.27 acres

\$925,000

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



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



SOLD

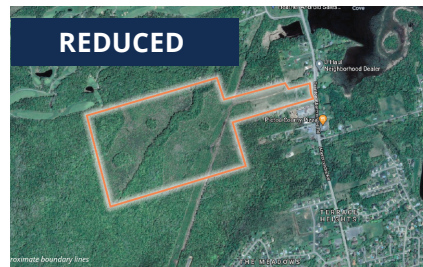
31 Ron Street, Bridgewater

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



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



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



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

FOR SALE | ALL CLASSES



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



Oakhill Road, Dayspring

94.72 acres

\$895,000

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

Contacts Connie Amero & Geof Ralph



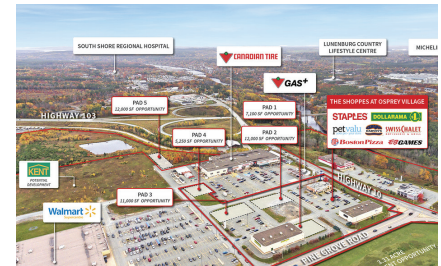
235 Townsend Street, Sydney

+/- 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; the property has been carefully leased to a diverse mix of needs-based on service-oriented tenants

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



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



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



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



Truro, Nova Scotia

Daycare business

Price by negotiation (contact listing agent)

Daycare business for sale in Truro, Nova Scotia; sale includes an eleven year old building

Contact Connie Amero



135 Chain Lake Drive, Halifax

2.62 acres

Price by negotiation (contact listing agent)

Prime development land located in Bayers Lake Business Park; over 240' frontage; flexible General Industrial (I-3) zoning; multiple highway access points; close proximity to various amenities

Contacts Ian Stanley & Jacquelyn Moriarty

CONTACT US

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