

NOVA SCOTIA LISTING REPORT

January 2022

Partners Global Corporate Real Estate Inc.

1801 Hollis Street, Suite 1420, NS B3J 3N4

☎ (902) 444-4004

✉ halifax@partnersglobal.com

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

CABOT HOUSE, 500 KINGS ROAD, SYDNEY

Size	1,454 sf
Price	Lease price by negotiation
Features	<ul style="list-style-type: none"> • Centrally-located in Sydney's commercial hub • Option to sublease furnished • Exterior signage opportunities • Four offices, large reception, kitchen and storage • Parking included
Contact	Connie Amero



FOR LEASE | COMMERCIAL

5426 PORTLAND PLACE, NORTH END, HALIFAX

Size	~2,600 sf
Price	Lease price by negotiation
Features	<ul style="list-style-type: none"> • Located in the heart of trendy North End Halifax • Private entrance and several large street-level storefront windows • Luxury residential units above • Many possible uses, including restaurant, health & wellness clinic, boutique office or professional services, among many others
Contact	Geof Ralph

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



LEASED

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



SUBLEASE

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



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



38-40 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

50 Raddall Avenue, Dartmouth

12,200 sf

Price by negotiation (contact listing agent)

Centrally-located end-unit; 2x grade loading doors & 18 - 20 foot ceilings; mezzanine, kitchen, cubicles and multiple offices; natural gas; ~70/30 warehouse/office split

Contact Connie Amero & Geof Ralph

FOR LEASE | INDUSTRIAL



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; new; available immediately

Contacts Geof Ralph & Connie Amero



122 Dorey Avenue, Dartmouth

Up to 30,849 sf

Price by negotiation (contact listing agent)

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



196 Joseph Zatzman Drive, Dartmouth

Unit 5: 2,009 sf

Price by negotiation (contact listing agent)

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



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



FOR SALE

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



UNDER OFFER

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

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



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



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



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



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



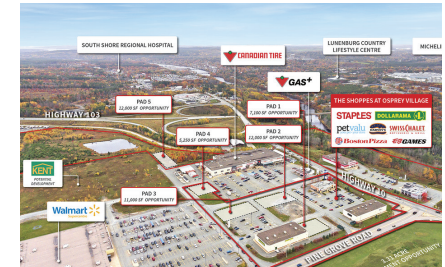
235 Townsend Street, Sydney

+/- 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 Jacquelyn Moriarty



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



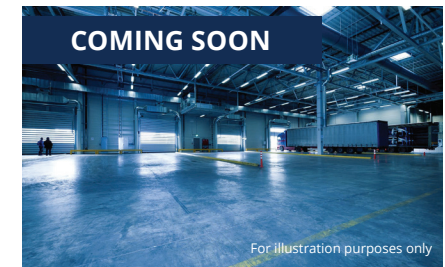
135 Chain Lake Drive, Halifax

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



Stellarton, Nova Scotia

255,000 sf prime industrial

Price by negotiation (contact listing agent)

Cutting-edge industrial space on over 12.5 acres of land; built in 1965 and completely renovated in 2017

Contact Connie Amero & Geof Ralph

CONTACT US

Brian Toole

Principal, Tenant Advisory

☎ (902) 476-6898

✉ brian@partnersglobal.com

Ian Stanley

Principal, Investments & Capital Markets

☎ (902) 229-7100

✉ ian@partnersglobal.com

Geof Ralph

Executive 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

Jacquelyn Moriarty

Associate, Investments & Capital Markets

☎ (902) 440-3937

✉ jacquelyn@partnersglobal.com

Erin Crosby

Senior Advisor, Tenant Advisory

☎ (902) 877-1849

✉ erin@partnersglobal.com

Jamie Prescott Gilfoy

Associate, Marketing & Sales

☎ (902) 210-5793

✉ jamie@partnersglobal.com

Sylvana Chambers

Executive Coordinator

☎ (902) 300-0662

✉ sylvana@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.