

NOVA SCOTIA LISTING REPORT

February 2022

Partners Global Corporate Real Estate Inc.

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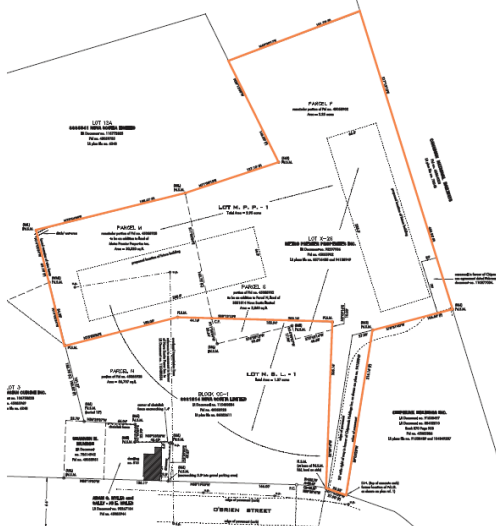
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FEATURED LISTINGS

FOR SALE | DEVELOPMENT LAND



O'BRIEN ST. DEVELOPMENT LAND, WINDSOR

Size	128,750 sf (2.95 acres)
Price	Open to offers, offers due Feb 25, 2022
Features	<ul style="list-style-type: none"> Existing development agreement in place for large-scale residential and ground-floor commercial Majority of planning legwork already completed Exceptional central location Offers due Feb 25, 2022 at 5:00 pm ADT
Contact	Geof Ralph

FOR LEASE | OFFICE



50 RADDALL AVENUE, BURNSIDE

Size	13,525 sf
Price	Lease price by negotiation
Features	<ul style="list-style-type: none"> Centrally-located in the heart of Burnside Industrial Park ~8,200 sf prime industrial warehouse, ~4,000 sf office and workspace, ~1,325 sf mezzanine Exterior signage opportunities Multiple offices, large reception, full kitchen and locker-rooms Ample paved, on-site free parking
Contact	Geof Ralph & Connie Amero

FOR SALE | COMMERCIAL

REDUCED PRICE



1 STARR LANE, DOWNTOWN DARTMOUTH

Size	4,800 sf (building), 6,914 sf (lot)
Price	\$1,790,000
Features	<ul style="list-style-type: none"> Located in the heart of trendy Downtown Dartmouth Architecturally-designed building Can be converted to multi-family residential Ample natural light, high-quality construction and finishing, timeless style, 10 parking spots + Tesla charger
Contact	Connie Amero & Geof Ralph

FOR LEASE | OFFICE



LEASE / SALE

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



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



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



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



FOR LEASE

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



LEASED

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



LEASED

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

FOR LEASE | INDUSTRIAL



50 Raddall Avenue, Dartmouth

13,525 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



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)

North End commercial space at The Anthony; suitable for a variety of uses; several large front windows; available immediately for tenant construction, **leasing incentives available!**

Contact Geof Ralph



842 Portland Street, Dartmouth

1,554 rsf

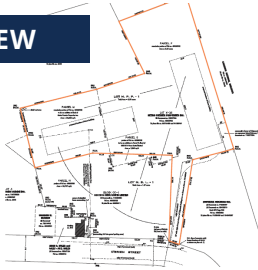
Price by negotiation (contact listing agent)

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

NEW



O'Brien Street Development, Windsor

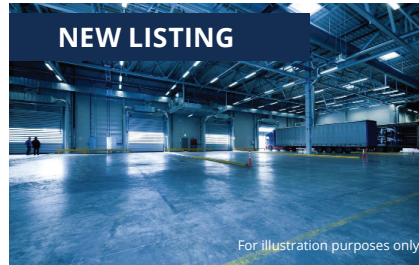
2.95 acres

Open to offers, offers due Feb 25

Cornerstone development land with Development Agreement in place and the majority of planning legwork already completed. Offers due Feb 25, 2022 at 5:00 pm ADT.

Contact Geof Ralph

NEW LISTING



For illustration purposes only

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

LEASE / SALE



448 Main Street, Kentville

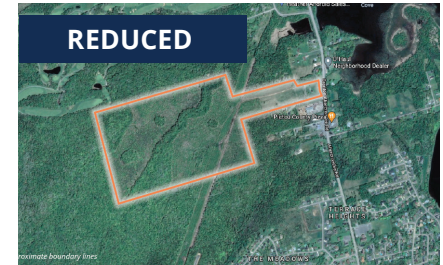
19,351 sf

\$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



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

FOR SALE | ALL CLASSES



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



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



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



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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