

# NOVA SCOTIA LISTING REPORT

March 2022

**Partners Global Corporate Real Estate Inc.**

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# FEATURED LISTINGS

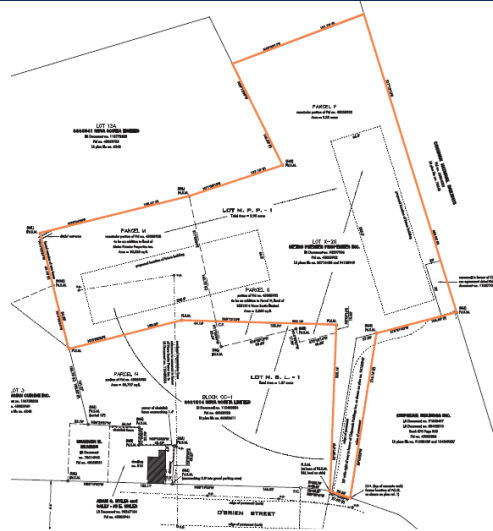


**FOR SALE | INDUSTRIAL**

## 114 ACADIA AVENUE, STELLARTON

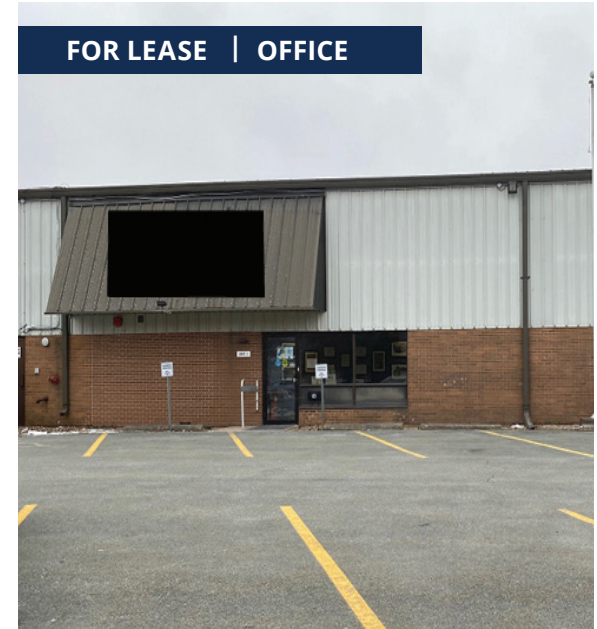
<b>Size</b>	255,000 sf (building), 12.56 acres (lot)
<b>Price</b>	Unpriced (contact listing agent)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Located in central Stellarton near all amenities</li> <li>• Full municipal services</li> <li>• M1 (Light Industrial) Zoning provides ample usage opportunities</li> <li>• 120+ parking spots plus overflow</li> <li>• Enormous space, must be seen to be believed</li> </ul>
<b>Contact</b>	Connie Amero & Geof Ralph

**FOR SALE | DEVELOPMENT LAND**



## O'BRIEN ST. DEVELOPMENT LAND, WINDSOR

<b>Size</b>	128,750 sf (2.95 acres)
<b>Price</b>	\$2,699,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Existing development agreement in place for large-scale residential and ground-floor commercial</li> <li>• Majority of planning legwork already completed</li> <li>• Exceptional central location</li> <li>• Development Agreement and Geo-Technical report available to qualified buyers upon request</li> </ul>
<b>Contact</b>	Geof Ralph



**FOR LEASE | OFFICE**

## 50 RADDALL AVENUE, BURNSIDE

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

Click the property photos for more information

# FOR LEASE | OFFICE



## 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



## 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



## 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



## 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



## 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

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## 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

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**Contacts** Geof Ralph & Connie Amero



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## 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!**

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**Contacts** Geof Ralph & Connie Amero

# FOR LEASE | INDUSTRIAL

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## 50 Raddall Avenue, Dartmouth

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13,525 sf

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Price by negotiation (contact listing agent)

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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

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**Contact** Connie Amero & Geof Ralph



## 122 Dorey Avenue, Dartmouth

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Up to 30,849 sf

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Price by negotiation (contact listing agent)

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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

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**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

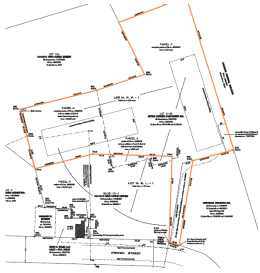
1,554 rsf

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



## 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

## 114 Acadia Ave, Stellarton

255,000 sf prime industrial

Unpriced (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



## UNDER OFFER

## 859 Abercrombie Road, Abercrombie

115.92 acres

\$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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