

# NOVA SCOTIA LISTING REPORT

June 2022

**Partners Global Corporate Real Estate Inc.**

1801 Hollis Street, Suite 1420, NS B3J 3N4

☎ (902) 444-4004

✉ [halifax@partnersglobal.com](mailto:halifax@partnersglobal.com)



## FEATURED LISTINGS

### FOR SALE | INDUSTRIAL



#### 65 GLORIA MCCLUSKEY AVE, DARTMOUTH

**Size** 13,750 sf (building), 1.04 acres (lot)

**Price** \$3,450,000

- Features**
- Centrally located in Burnside Industrial Park
  - Comprised largely of warehouse space, with 310 sf office
  - Flexibly zoned Burnside General Industrial (BGI)
  - Ample paved parking on-site

**Contact** Geof Ralph

### FOR SALE | COMMERCIAL



#### 3581 DUTCH VILLAGE ROAD, HALIFAX

**Size** 5,735 sf (building), 12,142 sf (land)

**Price** \$2,499,000

- Features**
- Prime development opportunity in high traffic location
  - Single unit office building with 5,735 sf + partial basement
  - Paved parking lot in rear
  - Easy access to highway and public transit

**Contact** Connie Amero & Geof Ralph

### FOR SUBLEASE | RETAIL



#### 689 WESTVILLE ROAD, NEW GLASGOW

**Size** 19,798 sf

**Price** Lease price by negotiation

- Features**
- Sublease opportunity in New Glasgow's Highland Square Mall
  - 19,798 sf of easily demisable space
  - Exterior signage opportunities
  - Abundant free parking on-site
  - Easy highway access

**Contact** Jim Chambers

*Click the property photos for more information*

## FOR LEASE | OFFICE



**NEW | SUBLEASE**

### 84 Chain Lake Drive, Halifax

Suite 501, 3,500 sf

Price by negotiation (contact listing agent)

Sublease opportunity in Bayers Lake Business Park; turnkey, furnished suite with boardroom, 4 private offices and 18 workstations; private patio and ample on-site parking

**Contact** Erin Crosby



**NEW | SUBLEASE**

### 6080 Young Street, Halifax

Options ranging from 479 sf to 4,808 sf

Price by negotiation (contact listing agent)

4 prime office suites for sublease in Halifax's North End; well laid-out spaces with some furniture available; professionally managed building with free parking and easy access

**Contact** Geof Ralph



**NEW | SUBLEASE**

### 33 Alderney Drive, Dartmouth

7th Floor, 3,772 sf

Price by negotiation (contact listing agent)

Sublease opportunity in downtown Dartmouth's Belmont House; option to demise suite into two smaller units; bright and airy space with fantastic views

**Contact** Geof Ralph



**SUBLEASE**

### 1791 Barrington Street, Halifax

Suite 2000, 5,803 sf

Price by negotiation (contact listing agent)

AAA turn-key office space for sublease in TD Tower; centrally located in downtown Halifax with incredible harbour views; direct elevator access; available furnished if desired

**Contact** Geof Ralph



### 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

**Contact** 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



**SUBLEASE**

### 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



### 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

**Contact** Geof Ralph & Connie Amero

## FOR LEASE | OFFICE



### 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 & Geof Ralph



### 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

**Contact** Geof Ralph



### 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

**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!**

**Contact** Geof Ralph

## FOR LEASE | INDUSTRIAL

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### 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



### 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

**Contact** Connie Amero & Geof Ralph

## FOR LEASE | COMMERCIAL



### SUBLEASE

#### 689 Westville Road, New Glasgow

19,798 sf

Price by negotiation (contact listing agent)

Retail sublease opportunity in New Glasgow's Highland Square Mall; high visibility with exterior signage opportunities; easily demised space; available immediately

**Contact** Jim Chambers



### LEASE / SALE

#### 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

**Contact** Geof Ralph



### INCENTIVES

#### 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

# FOR SALE | ALL CLASSES



**NEW LISTING**

## 3581 Dutch Village Road, Halifax

5,735 sf office building on 12,142 sf lot  
\$2,499,000

Prime development opportunity on high visibility corner in Fairview; currently houses large single unit office building with partial basement; paved parking lot in rear

**Contact** Connie Amero & Geof Ralph



**NEW LISTING**

## 3592 Deal Street, Halifax

Two vacant lots totaling 8,203 sf  
\$299,000

Rare R-2TA development site in Fairview; over 90 feet of road frontage and located on a quiet side street; steps from amenities and transit routes

**Contact** Connie Amero & Geof Ralph



**NEW LISTING**

## 65 Gloria McCluskey Ave, Dartmouth

13,750 sf industrial building on 1.04 ac  
\$3,450,000

Well located industrial building in Burnside; primarily warehouse with small finished office space; ample on-site parking; multiple overhead doors

**Contact** Geof Ralph



**UNDER OFFER**

## 5443 Highway 19, Judique

542 sf building on 15,000 sf lot  
\$35,000

Former Canada Post location on major Cape Breton artery; mix-use zoning; steps from local beaches

**Contact** Connie Amero



**UNDER OFFER**

## 601 Highway 2, Elmsdale

13,000 sf multi unit retail  
\$2,235,000

7 unit commercial building with NAPA Auto Parts as anchor tenant; 1.36 acre lot; close proximity to Airport and Highway 102

**Contact** Connie Amero



## O'Brien Street Development, Windsor

2.95 acres  
\$2,699,000

Cornerstone development land with Development Agreement in place and the majority of planning legwork already completed.

**Contact** Geof Ralph



## 1 Starr Lane, Dartmouth

4,800 sf mix-used building on 6,914 sf lot  
\$1,790,000

High quality mixed used building in Downtown Dartmouth; fantastic corner lot location; can be easily converted to multi unit residential; ample on-site parking

**Contact** Connie Amero & Geof Ralph



## 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

# 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

**Contact** Geof Ralph



**UNDER OFFER**

## 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

**Contact** Geof Ralph



**UNDER OFFER**

## 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



## 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)

**Contact** Geof Ralph

# CONTACT US

## Brian Toole

*Principal, Tenant Advisory*

☎ (902) 476-6898

✉ [brian@partnersglobal.com](mailto:brian@partnersglobal.com)

## Ian Stanley

*Principal, Investments & Capital Markets*

☎ (902) 229-7100

✉ [ian@partnersglobal.com](mailto:ian@partnersglobal.com)

## Geof Ralph

*Executive Vice President*

☎ (902) 877-9324

✉ [geof@partnersglobal.com](mailto:geof@partnersglobal.com)

## Connie Amero

*Broker / Senior Vice President, Sales & Leasing*

☎ (902) 802-8480

✉ [connie@partnersglobal.com](mailto:connie@partnersglobal.com)

## Jim Chambers

*Associate Broker / Senior Vice President, Retail*

☎ (902) 690-5600

✉ [jim@partnersglobal.com](mailto:jim@partnersglobal.com)

## Jacquelyn Moriarty

*Associate, Investments & Capital Markets*

☎ (902) 440-3937

✉ [jacquelyn@partnersglobal.com](mailto:jacquelyn@partnersglobal.com)

## Erin Crosby

*Senior Advisor, Tenant Advisory*

☎ (902) 877-1849

✉ [erin@partnersglobal.com](mailto:erin@partnersglobal.com)

## Jamie Prescott Gilfoy

*Associate*

☎ (902) 210-5793

✉ [jamie@partnersglobal.com](mailto:jamie@partnersglobal.com)

## Sylvana Chambers

*Executive Coordinator*

☎ (902) 300-0662

✉ [sylvana@partnersglobal.com](mailto:sylvana@partnersglobal.com)

## Matt Ross

*Sales & Marketing Coordinator*

☎ (902) 324-1101

✉ [matt@partnersglobal.com](mailto:matt@partnersglobal.com)

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