

# NOVA SCOTIA LISTING REPORT

July 2022

**Partners Global Corporate Real Estate Inc.**

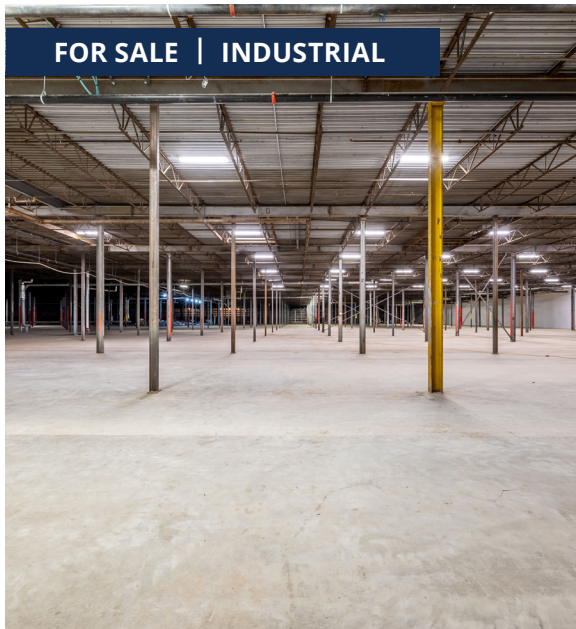
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## FEATURED LISTINGS



FOR SALE | INDUSTRIAL

### 114 ACADIA AVE, STELLARTON

<b>Size</b>	255,000 sf (building), 12.56 acres (lot)
<b>Price</b>	\$8,500,000
<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 LEASE | RETAIL

### 8990 HIGHWAY 7, HEAD OF JEDDORE

<b>Size</b>	2,500 sf
<b>Price</b>	Price by negotiation
<b>Features</b>	<ul style="list-style-type: none"> <li>• Prime leasing opportunity in Forest Hill Shopping Centre</li> <li>• End unit with ample parking</li> <li>• Flexible layout with two open areas, office, storage and kitchen</li> <li>• Signage opportunities</li> </ul>
<b>Contact</b>	Geof Ralph



FOR SALE | COMMERCIAL

### 1 STARR LANE, DARTMOUTH

<b>Size</b>	4,800 sf (building), 6,914 sf (lot)
<b>Price</b>	\$1,650,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Fantastic building in the heart of Dartmouth</li> <li>• 10 parking spaces including electric car charger</li> <li>• High quality finishes</li> <li>• Timeless style</li> <li>• Potential to convert into commercial/residential mix</li> </ul>
<b>Contact</b>	Connie Amero & Geof Ralph

*Click the property photos for more information*

# FOR LEASE | OFFICE



**NEW | SUBLEASE**

## 33 Alderney Drive, Dartmouth

8th floor, 5,849 sf

Price by negotiation (contact listing agent)

Sublease opportunity in the heart of downtown Dartmouth; stunning harbour views; flexible layout with mix of private offices, meeting rooms and open work area

**Contact** Geof Ralph



**NEW**

## 5832 Bilby Street, Halifax

Two suites, totalling 4,600 sf

Price by negotiation (contact listing agent)

Flexible leasing opportunity in trendy North End; two floors, each 2,300 sf, available together or separately; on-site parking; back-up generator; available furnished if desired

**Contact** Geof Ralph



**LEASED**

## 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



**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



**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



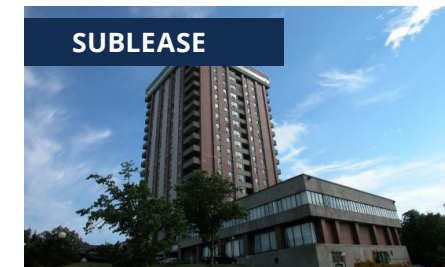
## 610 East River Road, New Glasgow

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

## FOR LEASE | OFFICE



### 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



### 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

**Contact** 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 & 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



### 8990 Highway 7, Head of Jeddore

2,500 sf

Price by negotiation (contact listing agent)

Retail lease opportunity in Forest Hill Shopping Centre; end unit with ample parking; high visibility location with signage opportunities; lots of natural light and freshly painted interior

**Contact** Geof Ralph



### 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



### 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



### 5426 Portland Place, Halifax

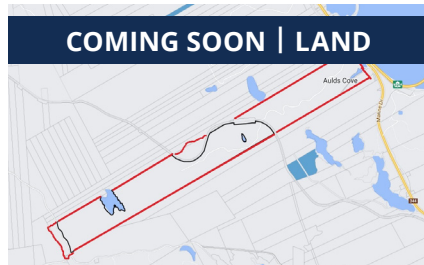
+/- 2,600 sf

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



## COMING SOON | LAND

### Highway 244, Auld's Cove

646 acres

Coming soon!

646 acres of land for sale in Auld's Cove, overlooking the Canso Causeway; variable zoning advantages; woods road through most of property; water views

**Contact** Jim Chambers



## COMING SOON | BUSINESS

### Kenomee Log Homes, Economy

Business on 7 acres

Coming soon!

Well-known log home mill/business; includes two buildings on 7 acres of land; all equipment, business documentation/plans and staff available with sale

**Contact** Jim Chambers



## NEW

### Dutch Village Rd, Halifax

Two parcels totalling 14,760 sf

Contact listing agent for details

High traffic location; approved as-of-right for a 40 unit residential development; preliminary plans available; site currently consists of two occupied multi unit buildings

**Contact** Geof Ralph



## NEW

### 9154 Commercial Street, New Minas

4,038 sf building on 41,125 sf lot

\$1,250,000

Industrial building on one of Annapolis Valley's busiest thoroughfares; 5 garage bays; ample on-site parking; currently leased to excellent tenant

**Contact** Geof Ralph



## UNDER OFFER

### 618 Keltic Drive, Coxheath

2,148 sf building on 15,982 sf lot

\$215,000

Light industrial building 10 minutes from downtown Sydney; ample on-site parking; high traffic location

**Contact** Connie Amero



## UNDER OFFER

### 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



## UNDER OFFER

### 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



## UNDER OFFER

### 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

# FOR SALE | ALL CLASSES

## 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

## PRICE REDUCTION



### O'Brien Street Development, Windsor

2.95 acres

\$1,999,000

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

**Contact** Geof Ralph

## PRICE REDUCTION



### 1 Starr Lane, Dartmouth

4,800 sf mix-used building on 6,914 sf lot

\$1,650,000

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

\$8,500,000

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

**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

## FOR SALE | ALL CLASSES



### 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



### 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

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