

NOVA SCOTIA LISTING REPORT

August 2022

Partners Global Corporate Real Estate Inc.

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FEATURED LISTINGS

SUBLEASE | OFFICE / INDUSTRIAL



100 ILSLEY AVE, UNIT U1, DARTMOUTH

Size	6,363 sf office/industrial space
Price	\$17.56 psf (gross)
Features	<ul style="list-style-type: none"> • Mix of custom designed office space with 8 private offices and warehouse space with two grade doors • Ample on-site parking • Sublease from February 1 2023 until June 2025

Contact Connie Amero & Geof Ralph

FOR SALE | LAND



11275 HIGHWAY 4, AULD'S COVE

Size	Approx 646 acres
Price	\$1,200,000
Features	<ul style="list-style-type: none"> • 646 acres with views of Canso Causeway • Flexible zoning • Gravel road through much of property • High traffic location

Contact JIm Chambers

FOR SALE | COMMERCIAL



114 OCHTERLONEY STREET, DARTMOUTH

Size	3,024 sf (building), 4,010 sf (lot)
Price	\$1,100,000
Features	<ul style="list-style-type: none"> • Fantastic mixed-use building in the heart of Dartmouth • Downtown Dartmouth (DD) zoning • Functional layouts including full bathroom and kitchenette on each level • Share sale structure

Contact Ian Stanley & Jacquelyn Moriarty

Click the property photos for more information

FOR LEASE | OFFICE



NEW | SUBLEASE

100 Ilsley Ave, Unit U1, Dartmouth

6,363 sf

\$17.58 psf (gross)

Well located in Burnside; mix of custom designed office space and warehouse space; 8 private offices, reception & boardroom; two grade level doors; ample on-site parking

Contact Connie Amero & Geof Ralph



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



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



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 900 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

Contact Geof Ralph & Connie Amero



LEASE / SALE

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



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



100 Ilsley Ave, Unit BB, Dartmouth

2,133 sf

\$17.58 psf (gross)

Spacious open warehouse space; small office & washroom; grade level loading door; ample parking

Contact Connie Amero & Geof Ralph



100 Ilsley Ave, Unit U1, Dartmouth

6,363 sf

\$17.58 psf (gross)

Well located in Burnside; mix of custom designed office space and warehouse space; 8 private offices, reception & boardroom; two grade level doors; ample on-site parking

Contact Connie Amero & Geof Ralph



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

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



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

114 Ochterloney Street, Dartmouth

3,024 sf building on 4,010 sf lot

\$1,100,000 (share sale)

Mixed use building in the heart of Downtown Dartmouth; 3 floors, each with a bathroom & kitchenette; Downtown Dartmouth (DD) zoning; parking in rear

Contact Ian Stanley & Jacquelyn Moriarty



NEW

Highway 244, Auld's Cove

646 acres

\$1,200,000

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



NEW | BUSINESS

Kenomee Log Homes, Economy

Business on 7 acres

\$1,250,000 (share sale)

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



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



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

FOR SALE | ALL CLASSES



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



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
\$1,999,000

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
\$1,650,000

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

FOR SALE | ALL CLASSES



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



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



SALE / LEASE

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

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