

NOVA SCOTIA LISTING REPORT

October 2022

Partners Global Corporate Real Estate Inc.

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FEATURED LISTINGS



3866/3874 HWY 3, BARRINGTON PASSAGE

Size	2 office/industrial buildings on 13.2 acres
Price	\$1,895,000
Features	<ul style="list-style-type: none"> • Two buildings leased to government tenants • Building one: 2,137 sf paramedic base • Building two: 9,900 sf government office/industrial building • Large paved parking area

Contact Connie Amero



100 WRIGHT AVE, UNIT 3, DARTMOUTH

Size	3,155 sf
Price	\$13.92 psf (gross)
Features	<ul style="list-style-type: none"> • Well located industrial space in Burnside • One dock loading door • Small office area & washroom • Available immediately for sublease until May 31, 2028

Contact Connie Amero



33 ALDERNEY DRIVE, DARTMOUTH

Size	3,772 sf (7th floor) & 5,849 sf (8th floor)
Price	By negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • Multiple sublease opportunities in Belmont House • Sweeping views of the Halifax Harbour • Furniture available • Head leases expiring May 31, 2024 & July 31, 2024

Contact Geof Ralph

Click the property photos for more information

FOR LEASE | OFFICE



LEASE / SALE

114 Ochterloney Street, Dartmouth

Up to 2,816 sf

\$24.00 psf + electricity & cleaning

Well located in Downtown Dartmouth; Entire building available or top two floors and basement level separately; many character features; kitchenette & full washroom on each floor

Contact Jacquelyn Moriarty



LEASED

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 2,260 sf to 4,808 sf

Price by negotiation (contact listing agent)

2 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

FOR LEASE | OFFICE

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



49 Cornwallis Street, Kentville

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

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

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 Wright Ave, Unit 3, Dartmouth

3,155 sf

\$13.92 psf (gross)

Industrial space for sublease in Burnside; one dock loading door; small office area & washroom; signage opportunity; head lease expires May 31, 2028

Contact Connie Amero



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

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



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

3866/3874 Hwy 3, Barrington Passage

2 office/industrial buildings on 13.2 acres

\$1,895,000

Two buildings leased to government tenants; building one - 2,137 sf paramedic base; building two - 9,900 sf government office/industrial building with fenced yard; large paved parking

Contact Connie Amero



NEW

129/131 King Street, Shelburne

2 office/industrial buildings on 1.5 acres

\$450,000

Two buildings leased to government tenants; building one - 2,641 sf paramedic base; building two - 1,420 government office building; corner lot in high traffic location

Contact Connie Amero



UNDER AGREEMENT

22 St Vincent Street, Stellarton

12 unit building on 20,000 sf lot

\$975,000

Well located walk-up apartment building featuring twelve (12), two (2) bedroom units; some recent renovations; paved parking

Contact Ian Stanley & Jacquelyn Moriarty



REDUCED

Mulgrave Estates, Mulgrave

24 acres

\$429,000

44 pad mobile home park in town of Mulgrave; 20 additional acres for future development; on municipal services

Contact Ian Stanley & Jacquelyn Moriarty



SALE / LEASE

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 full washroom & kitchenette; Downtown Dartmouth (DD) zoning; parking in rear

Contact Ian Stanley & Jacquelyn Moriarty



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



BUSINESS

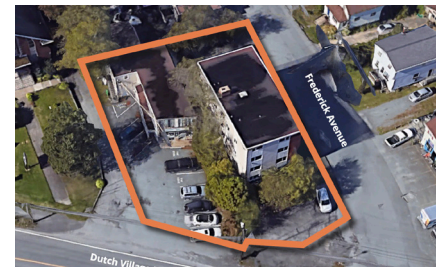
Kenomee Log Homes, Economy

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

FOR SALE | ALL CLASSES



9154 Commercial Street, New Minas

4,038 sf building on 41,125 sf lot

\$1,100,000

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



SOLD

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



SOLD

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 AGREEMENT

601 Highway 2, Elmsdale

13,000 sf multi unit retail

\$2,150,000

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



UNDER AGREEMENT

Park St Development Land, Kentville

137 Acres

\$3,100,000

4 PIDs totalling 137 acres; located between Kentville Business Park & residential subdivision; currently zoned Industrial; included master plan for residential/commercial community

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



UNDER AGREEMENT

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

FOR SALE | ALL CLASSES



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



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

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