

NOVA SCOTIA LISTING REPORT

November 2022

Partners Global Corporate Real Estate Inc.

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FEATURED LISTINGS



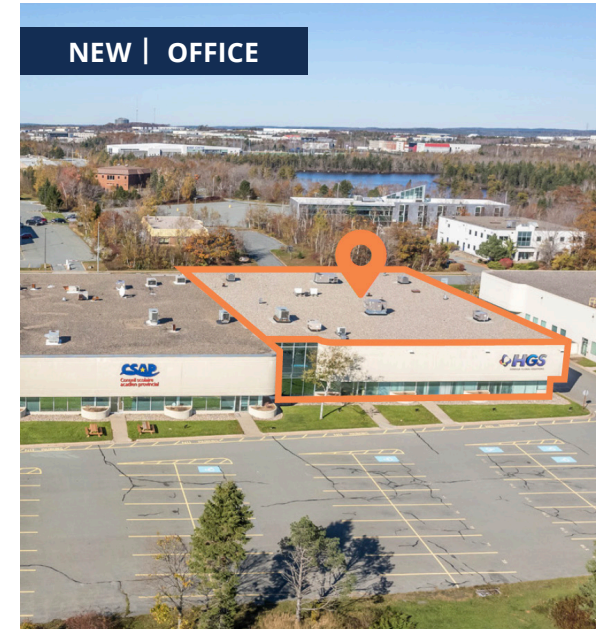
31 GLOSTER CRT, DARTMOUTH

Size	1,800 sf office & 8,000 sf fenced yard
Price	By negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • Second floor office space with six private offices & open area • 8,000 sf fenced yard with 16' sliding gate • Ample on-site parking • Recently renovated
Contact	Geof Ralph



8933/8944 COMMERCIAL ST, NEW MINAS

Size	792 sf - 1,380 sf
Price	By negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • Three leasing opportunities in New Minas Plaza • Each unit features unique layout with open area, washroom and office space in rear • High visibility location • Signage opportunities
Contact	Connie Amero



250 BROWNLOW AVE, SUITE 2, DARTMOUTH

Size	19,034 sf
Price	By negotiation (contact a listing agent)
Features	<ul style="list-style-type: none"> • 19,024 sf of office space for lease in City of Lakes Business Park • Access to shared loading area • Currently mix of offices, meeting rooms and large open area • Ample on-site parking • Excellent highway visibility & signage opportunities
Contact	Geof Ralph & Connie Amero

FOR LEASE | OFFICE



250 Brownlow Ave, Dartmouth

Suite 2, 19,034 sf

Price by negotiation (contact listing agent)

19,034 sf office space in City of Lakes Business Park; access to shared loading area; currently configured as a mix of private offices, meeting rooms & large open area; high visibility location

Contact Geof Ralph & Connie Amero



31 Gloster Court, Dartmouth

1,800 sf office & 8,000 sf fenced yard

Price by negotiation (contact listing agent)

1,800 sf second floor office space with 8,000 sf fenced yard; office space features six private offices & open work area; 16' sliding gate on yard area

Contact Geof Ralph



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



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



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



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



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

FOR LEASE | OFFICE



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



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



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



31 Gloster Court, Dartmouth

1,800 sf office & 8,000 sf fenced yard

Price by negotiation (contact listing agent)

1,800 sf second floor office space with 8,000 sf fenced yard; office space features six private offices & open work area; 16' sliding gate on yard area

Contact Geof Ralph



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

FOR LEASE | COMMERCIAL



8934/8944 Commercial Street, New Minas

792 sf - 1,380 sf

Price by negotiation (contact listing agent)

Three retail leasing opportunities in New Minas Plaza; units feature open concept layouts & lots of natural light; ample on-site parking and signage opportunities

Contact Connie Amero



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



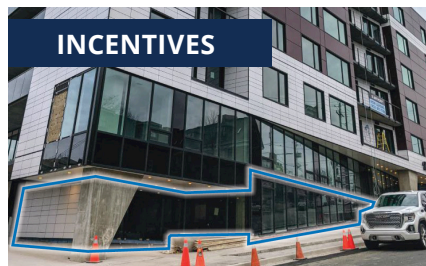
448 Main Street, Kentville

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



COMING SOON

137 Chain Lake Drive, Halifax

23,782 sf building on 3.34 acres

Contact listing agent

Well-maintained single storey, multi-tenanted office building within Bayers Lake Business Park; ideally suited to partial owner-occupier; ample surface parking

Contact Ian Stanley



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



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



UNDER AGREEMENT

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

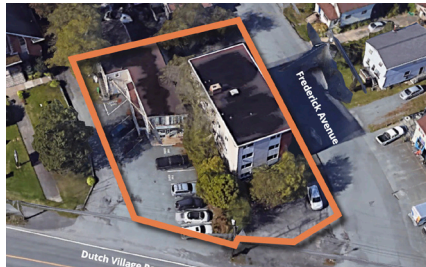
Business on 7 acres

\$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

FOR SALE | ALL CLASSES



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

\$1,100,000

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



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



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



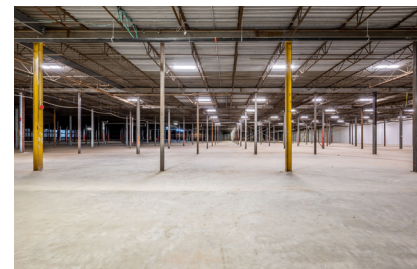
1 Starr Lane, Dartmouth

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



Lot 2A, 450 Highway 2, Enfield

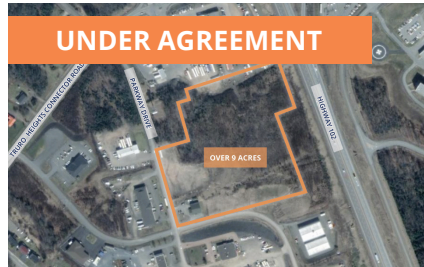
5.79 acres

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



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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