

NOVA SCOTIA LISTING REPORT

December 2022

Partners Global Corporate Real Estate Inc.

1801 Hollis Street, Suite 1420, NS B3J 3N4

☎ (902) 444-4004

✉ halifax@partnersglobal.com

FEATURED LISTINGS



163 & 165 PORTLAND STREET, DARTMOUTH

Size	7,291 sf redevelopment site
Price	Unpriced; open to offers
Features	<ul style="list-style-type: none"> • Redevelopment opportunity in Downtown Dartmouth • Two tenanted, multi-unit commercial buildings totalling 5,230 sf currently on site • Preliminary plans for eight-storey mixed use tower with 37 residential units

Contact Jacquelyn Moriarty & Ian Stanley



7020 MUMFORD ROAD, HALIFAX

Size	2,650 sf - 7,950 sf
Price	By negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • Three floors available, each 2,650-sf • High quality finishes throughout • Elevator • On-site parking • Close to all amenities

Contact Geof Ralph



797 PRINCE STREET, TRURO

Size	10,814 sf
Price	\$1,975,000
Features	<ul style="list-style-type: none"> • 10,814 sf single tenant office building in downtown Truro • Leased to government tenant until March 2027 • Recent updates throughout • Three (3) parking spaces in rear of building • High traffic location

Contact Connie Amero

FOR LEASE | OFFICE



NEW

7020 Mumford Road, Halifax

Up to 7,950 sf

Price by negotiation (contact listing agent)

Three floors available, each 2,650 sf; quality finishes & mix of private offices and open space; floors can be rented together or separately; building serviced by elevator

Contact Geof Ralph



NEW

2085 Maitland Street, Halifax

Up to 3,081 sf

\$28.00 psf (gross)

Two available spaces on lower level, comprising 1,445 sf and 1,636 sf; available separately, or together for 3,081 sf; character features throughout; up to two parking spaces available

Contact Geof Ralph



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



OFFICE + YARD

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



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



SUBLEASE

6080 Young Street, Halifax

Options ranging from 734 sf to 4,808 sf

Price by negotiation (contact listing agent)

Six 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



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



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



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



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

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



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



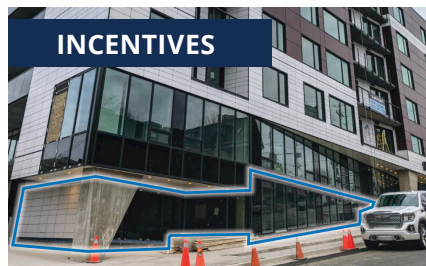
448 Main Street, Kentville

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

Click the property photos for more information

FOR SALE | ALL CLASSES



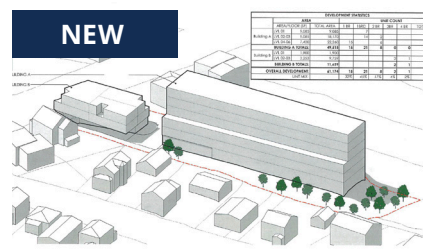
245 Main Street, Parrsboro

1,968 sf building on 16,100 sf lot

\$350,000

Brick construction commercial building in the heart of Parrsboro; currently leased to Canada Post as local Post Office; large parking space in rear of building; numerous recent upgrades

Contact Jim Chambers



233 Pleasant Street, Dartmouth

27,000 sf redevelopment site

\$2,500,000

Well positioned 27,000 sf redevelopment site located in Dartmouth's Woodside neighborhood; preliminary plans for a 61,174 sf mixed used development with 47 residential

Contact Geof Ralph



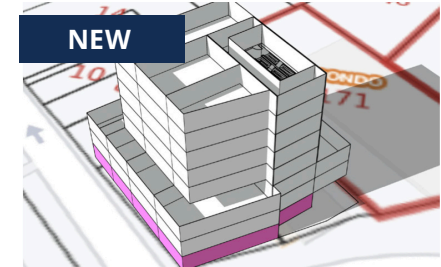
797 Prince Street, Truro

10,814 sf building on 5,691 sf lot

\$1,975,000

Single tenant office building in the heart of downtown Truro; leased to government tenant until March 2027; recent upgrades throughout

Contact Connie Amero



163/165 Portland Street, Dartmouth

7,291 sf redevelopment site

Unpriced; open to offers

7,291 sf redevelopment site in Downtown Dartmouth; preliminary plans for eight storey mixed use building with 37 residential units

Contact Ian Stanley & Jacquelyn Moriarty



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 & Jacquelyn Moriarty



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



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

FOR SALE | ALL CLASSES



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



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



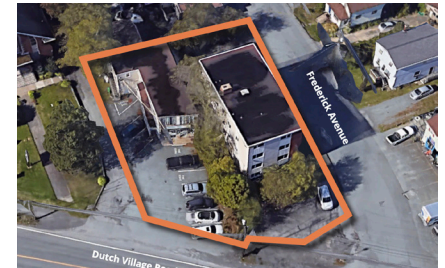
Kenomee Log Homes, Economy

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

\$1,100,000

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



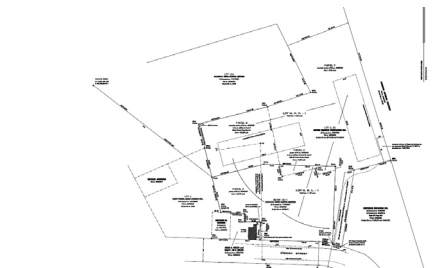
Park St Development Land, Kentville

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

FOR SALE | ALL CLASSES



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



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

Click the property photos for more information

CONTACT US

Brian Toole

Principal, Tenant Advisory

☎ (902) 476-6898
✉ brian@partnersglobal.com

Ian Stanley

Broker / Principal, Investments & Capital Markets

☎ (902) 229-7100
✉ ian@partnersglobal.com

Geof Ralph

Executive Vice President

☎ (902) 877-9324
✉ geof@partnersglobal.com

Connie Amero

Associate Broker / Senior Vice President, Sales & Leasing

☎ (902) 802-8480
✉ connie@partnersglobal.com

Jim Chambers

Associate Broker / Senior Vice President, Retail

☎ (902) 690-5600
✉ jim@partnersglobal.com

Jacquelyn Moriarty

Associate, Investments & Capital Markets

☎ (902) 440-3937
✉ jacquelyn@partnersglobal.com

Erin Crosby

Senior Advisor, Tenant Advisory

☎ (902) 877-1849
✉ erin@partnersglobal.com

Sylvana Chambers

Executive Coordinator

☎ (902) 300-0662
✉ sylvana@partnersglobal.com

Joan MacKinnon

Executive Administrator

☎ (902) 444-4004
✉ joan@partnersglobal.com

Matt Ross

Sales & Marketing Coordinator

☎ (902) 324-1101
✉ matt@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.