

NOVA SCOTIA LISTING REPORT

May 2023

Partners Global Corporate Real Estate Inc.

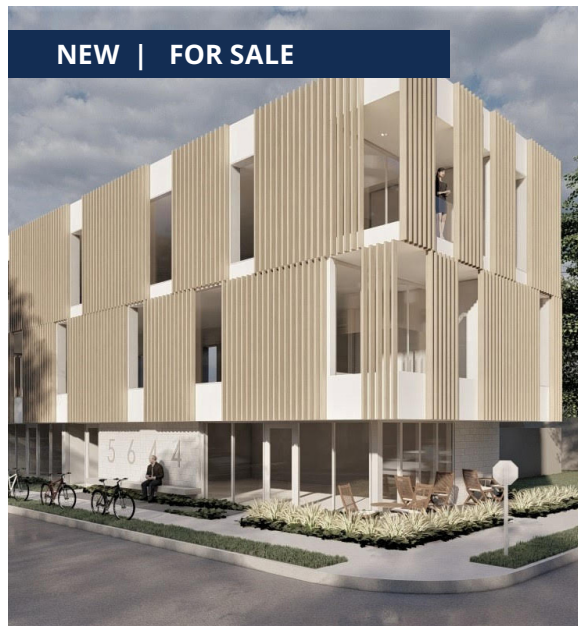
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FEATURED LISTINGS



2870 ISLEVILLE STREET, HALIFAX

Size	Building: 3,600 sf; Lot: 3,300 sf
Price	\$895,000
Features	<ul style="list-style-type: none"> • Prominent corner space in Halifax's North End comprising of 3,300 sf • Building permit for three-storey, 14 unit mixed use building • Mechanical, electrical, and structural plans included, providing a turnkey development

Contacts Geof Ralph



1521-1531 GRAFTON STREET, HALIFAX

Size	450 sf - 6,330 sf
Price	Contact the listing agent
Features	<ul style="list-style-type: none"> • Office and retail space located in the heart of Downtown Halifax • Multiple unit sizes available • Versatile layout to accommodate tenant's requirements and desires • High traffic area • Available immediately

Contact Geof Ralph



54-58 WALKER STREET, TRURO

Size	Lot: 17,150 sf
Price	Contact a listing agent
Features	<ul style="list-style-type: none"> • Located in the heart of Truro • Development agreement in place • Plans for 55 unit residential building with 41 underground parking spaces • Rare, exciting development opportunity

Contacts Ian Stanley

FOR LEASE | OFFICE



1521-1531 Grafton Street, Halifax

Options ranging from 450 sf to 6,330 sf
Price by negotiation (contact listing agent)

Office and retail space in downtown Halifax; versatile layout to accommodate tenant's needs; close proximity to amenities; immediately available

Contact Geof Ralph



NEW LISTING

6265 Quinpool Road, Halifax

Options ranging from 1,608 sf to 2,900 sf
Price by negotiation (contact listing agent)

Leasing opportunity with excellent frontage; various leasing opportunities; ample nature lighting; off-street parking; available immediately

Contact Ian Stanley



SUBLEASE

5251 Duke Street, Halifax

1,392 sf
Price by negotiation (contact listing agent)

Sublet in Duke Tower; available until January 31, 2026; excellent layout with open concept reception/work area; available within 30 days

Contact Geof Ralph



SUBLEASE

15 Dartmouth Road, Bedford

1,618 sf
\$23.25 psf (gross)

Fully furnished office space for sublease in Wardour Centre; open work area; four private offices and boardroom; head-lease expires April 30, 2025

Contacts Geof Ralph



2854 Agricola Street, Halifax

1,809 sf
Price by negotiation (contact listing agent)

Entire boutique office building for lease in Halifax's North End; on-site parking for 6-8 cars; flexible layout; professional finishes throughout

Contacts Geof Ralph

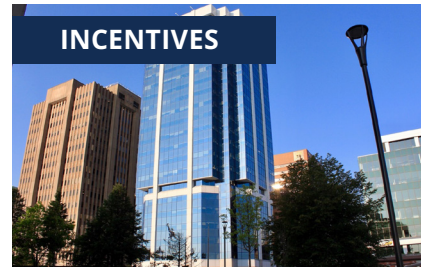


7020 Mumford Road, Halifax

2,650 sf - 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; building serviced by elevator

Contact Geof Ralph



INCENTIVES

1801 Hollis Street, Halifax

1,397 sf - 10,350 sf
Price by negotiation (contact listing agent)

Move-in ready; furnished model suites; fully built-out space, or build to suit options; Class A office tower downtown; **broker incentive program**

Contacts Geof Ralph



2085 Maitland Street, Halifax

1,445 sf
\$28.00 psf (gross)

Available space on lower level; comprising 1,445 sf; character features throughout; ample natural lighting; one parking spot available

Contacts Geof Ralph

FOR LEASE | OFFICE



250 Brownlow Avenue, Dartmouth

Suite 2: 19,034 sf

Price by negotiation (contact listing agent)

Office space in City of Lakes Business Park; access to shared loading area; currently configured as a mix of private offices, meeting rooms & open area

Contact Geof Ralph & Connie Amero



33 Alderney Drive, Dartmouth

8th floor: 5,849 sf

Price by negotiation (contact listing agent)

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

Contact Geof Ralph



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



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 smaller units; bright and airy space with fantastic views

Contacts Geof Ralph



2717 Joseph Howe Drive, Halifax

5th floor: 10,198 sf

Price by negotiation (contact listing agent)

Modern and quality office space overlooking the Northwest Arm; option to include remaining furniture; full-service cafeteria and daycare on-site

Contacts Geof Ralph

FOR LEASE | INDUSTRIAL



130 John Savage Drive, Dartmouth

Unit 5: 5,941 sf

Price by negotiation (contact listing agent)

5,941 sf open concept industrial space in Burnside Business Park; 28' clear heights; two dock loading doors; two private offices

Contact Geof Ralph & Connie Amero

FOR LEASE | COMMERCIAL



NEW LISTING

Willbrooke Avenue Land, Westville

Lot size: 98,010 sf

Price by negotiation (contact listing agent)

Approx. 2.3 acres of commercially zoned land for build-to-suit; located immediately off Exit 21; supported by Highway Commercial (C3) zoning

Contact Matt Ross



PRE-LEASING

1135 Highway 2, Lantz

Up to 9,000 sf

Price by negotiation (contact listing agent)

Up to 9,000 sf of commercial space for pre-lease; new construction building; close to Highway 102; entire building can be leased or smaller spaces demised

Contact Connie Amero



867 Randolph Road, Waterville

3,000 sf - 27,100 sf

Price by negotiation (contact listing agent)

Six storage structures connected by centre corridor; spaces have heat and power; individual structures can be rented separately; secure premises

Contact Connie Amero



1143 Highway 325, Maitland

5,250 sf

Price by negotiation (contact listing agent)

Mixed-use opportunity 10 minutes from Bridgewater; 3 buildings for lease on property; totaling 5,650 sf; retail/office building, warehouse building & storage

Contacts Connie Amero



380 Pleasant Street, Dartmouth

1,233 sf

\$29.48 psf (gross)

Commercial leasing opportunity in Dartmouth's woodside neighbourhood; flexible layout with two private offices and large open area; onsite parking

Contacts Connie Amero



8944 Commercial Street, New Minas

1,020 sf

Price by negotiation (contact listing agent)

Retail leasing opportunity in New Minas Plaza; unit features flexible layout; ample natural lighting; on-site parking; excellent signage opportunities

Contacts 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 with signage opportunities; freshly painted interior

Contact Geof Ralph



448 Main Street, Kentville

4,000 sf

Price by negotiation (contact listing agent)

Situated in Kentville's charming downtown; garage and storage space available; onsite parking; supported by General Commercial (C-1) Zoning

Contacts Geof Ralph

Click the property photos for more information

FOR LEASE | COMMERCIAL



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; large front windows; **leasing incentives available**

Contacts Geof Ralph

FOR SALE | ALL CLASSES



NEW LISTING

54-58 Walker Street, Truro

Lot: 17,150 sf

Price by negotiation (contact listing agent)

Located in the heart of Truro; +/- 17,000 sf site with development agreement in place for 55 residential units and 41 underground parking spaces

Contact Ian Stanley



NEW LISTING

2870 Isleville Street, Halifax

Building: 3,600 sf; Lot: 3,300 sf

\$895,000

Located on prominent corner in Halifax's North End; building permit for 14 units; sale includes architectural drawings; unique offering

Contact Geof Ralph



UNDER OFFER

473-481 Shore Drive, Bedford

Lot: 8,588 sf

\$1,995,000

Over 100 ft of water frontage on Bedford Basin; five unit townhouse; recently renovated; ample on-site parking; fantastic investment opportunity

Contact Ian Stanley



SOLD

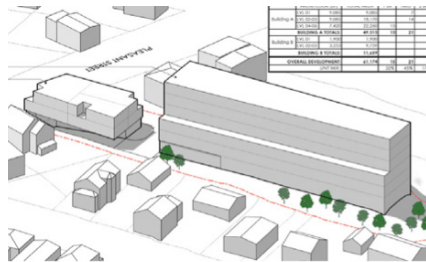
1240 Bedford Highway, Bedford

Building: 1,968 sf; Lot: 5,600 sf

\$675,000

1,968 sf commercial building on Bedford Highway; formally commercial/residential mix with potential to convert back; parking for 8-10 cars

Contacts Ian Stanley



233 Pleasant Street, Dartmouth

27,000 sf redevelopment site

\$2,500,000

27,000 sf redevelopment site located in Dartmouth's Woodside neighbourhood; preliminary plans for mixed used development, incl. 47 residential units

Contacts Geof Ralph



UNDER OFFER

137 Chain Lake Drive, Halifax

Building: 23,782 sf; Lot: 3.34 acres

Price by negotiation (contact listing agent)

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

Contact Ian Stanley



UNDER OFFER

22 St Vincent Street, Stellarton

Lot: 20,000 sf

\$975,000

Well-located walk-up apartment building featuring 12 units; all two bedroom units; some recent renovations, paved parking

Contacts Ian Stanley



Highway 244, Auld's Cove

Lot: 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 the property

Contacts Connie Amero

FOR SALE | ALL CLASSES



9154 Commercial Street, New Minas

Building: 4,038 sf; Lot: 41,125 sf

\$1,100,000

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

Contact Geof Ralph



Park St Development Land, Kentville

Lot: 137 acres

\$3,100,000

Four PIDs totalling 137 acres located by Kentville Business Park; currently zoned Industrial; included master plan for residential/commercial community

Contact Connie Amero



Lot 2A, 450 Highway 2, Enfield

Lot: 5.79 acres

Price by negotiation (contact listing agent)

Commercial development land located in the growing community of Enfield; combination zoning of R2 and MC; allows for various development

Contact Geof Ralph



114 Acadia Avenue, Stellarton

Building: 255,000 sf

\$8,500,000

Cutting-edge industrial space on over 12.5 acres of land; built in 1965; completely renovated in 2017

Contacts Connie Amero & Geof Ralph

CONTACT US

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