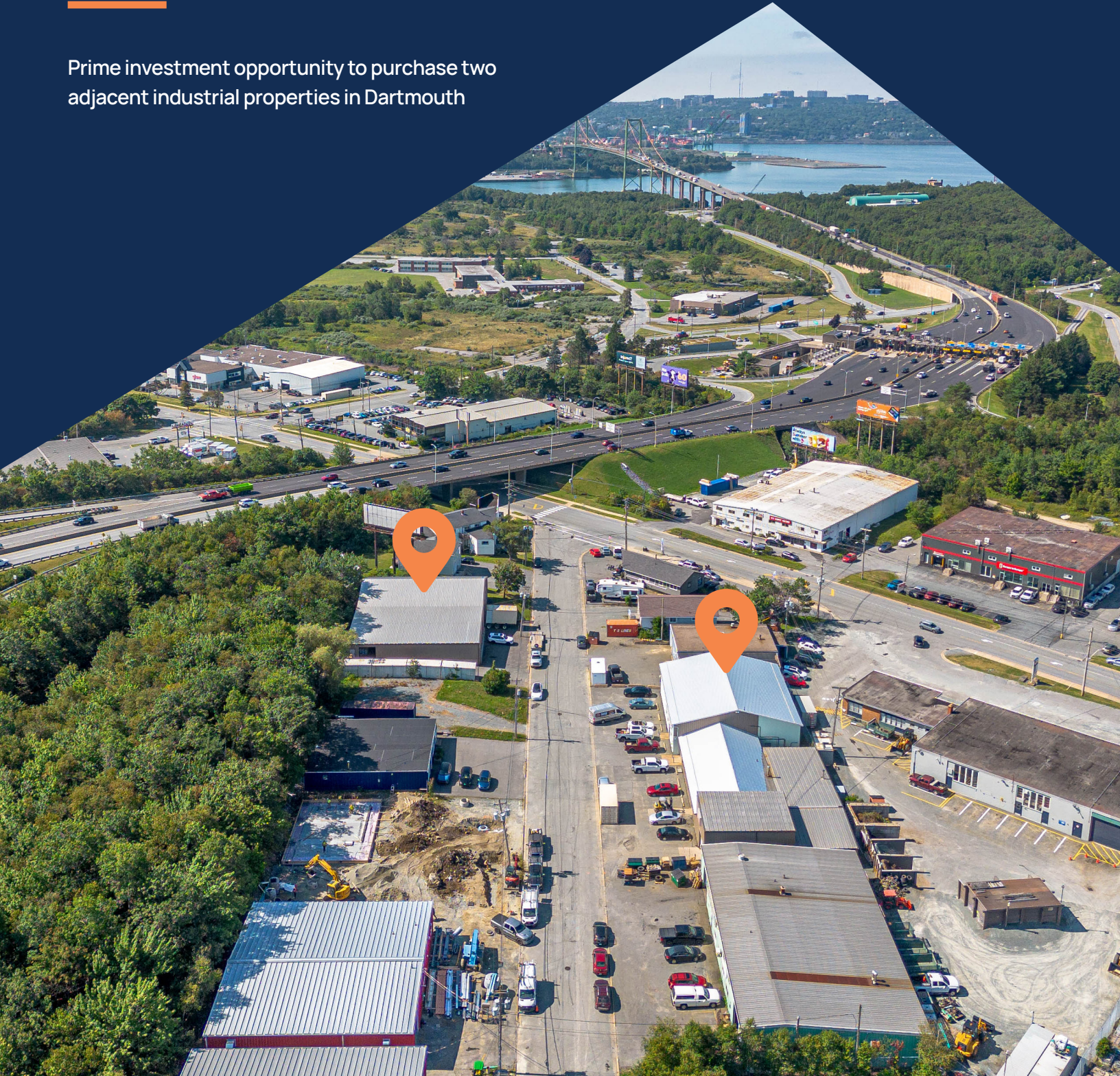


For Sale



6 & 11 Waddell Avenue, Dartmouth, Nova Scotia

Prime investment opportunity to purchase two
adjacent industrial properties in Dartmouth



The Opportunity

Partners Global proudly presents a premier investment opportunity: the acquisition of both 6 and 11 Waddell Avenue in Dartmouth. Ideally situated off Windmill Road and mere minutes from the MacKay Bridge, these properties offer unparalleled value.

6 Waddell Avenue offers 7,840 sq. ft. of flexible space, featuring metal siding, two front-facing dock doors, and a side-grade door, all complemented by two fenced yard areas. The property has undergone numerous recent upgrades, including a new roof, insulation, and siding, within the last six years. Primarily configured as warehouse, the building also includes an office area, with a kitchen, washroom, private offices, open workspace, and a mezzanine.

Across the street from 6 Waddell Avenue, stands a 11,844 sq. ft. property at 11 Waddell Avenue, offering a versatile blend of retail, office, and warehouse spaces. The warehouse space includes an storage area, shipping and receiving space, and a mezzanine. The second floor features a bright office area with a kitchenette, private offices, open workspace, and storage for small parts. Key features and recent upgrades include a new roof, 550V power, grade-level overhead door, air conditioning throughout, 22-foot peak clear heights, and a step-down transformer in the shop area.

These properties offer a rare and sophisticated opportunity for investors seeking versatile, well-positioned buildings with immense potential. Contact the listing agent for more information!

Offering Price: \$4,275,000





Property Overview – 6 Waddell Avenue

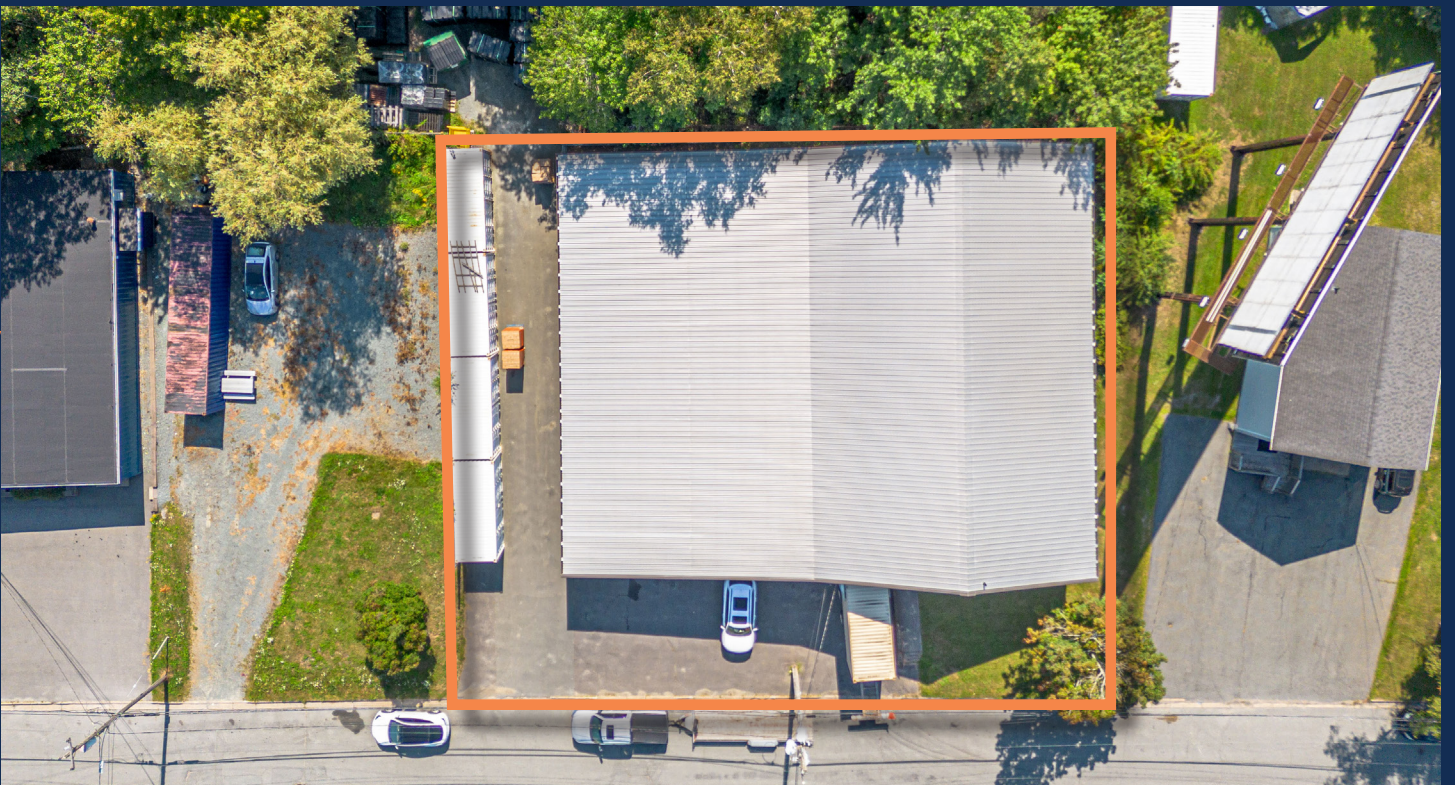
ADDRESS	6 Waddell Avenue, Dartmouth
PROPERTY TYPE	Industrial / Warehouse
PID(S)	00090878 & 00090886
TOTAL SITE SIZE	12,600 sq. ft.
BUILDING SIZE	7,840 sq. ft.
YEAR BUILT	1970
ZONING	I-1 (General Industrial Zone)
TENANCY	Fully leased to one (1) tenant; lease expires January 5, 2028
BUILDING CONFIGURATION	Warehouse space complemented by small office component featuring open work space, two (2) private offices, kitchenette, washroom, and mezzanine
LOADING	Two (2) dock doors at front of building; one (1) grade door located on side of building
CEILING HEIGHTS	Approximately 12' - 22' in warehouse portion
YARD	Two fenced portions
RECENT UPGRADES	New roof, insulation, and siding completed within the last six years
PARKING	Limited parking at front of building
ADDITIONAL NOTES	For access to the listing's confidential information, please fill out the Confidentiality Agreement



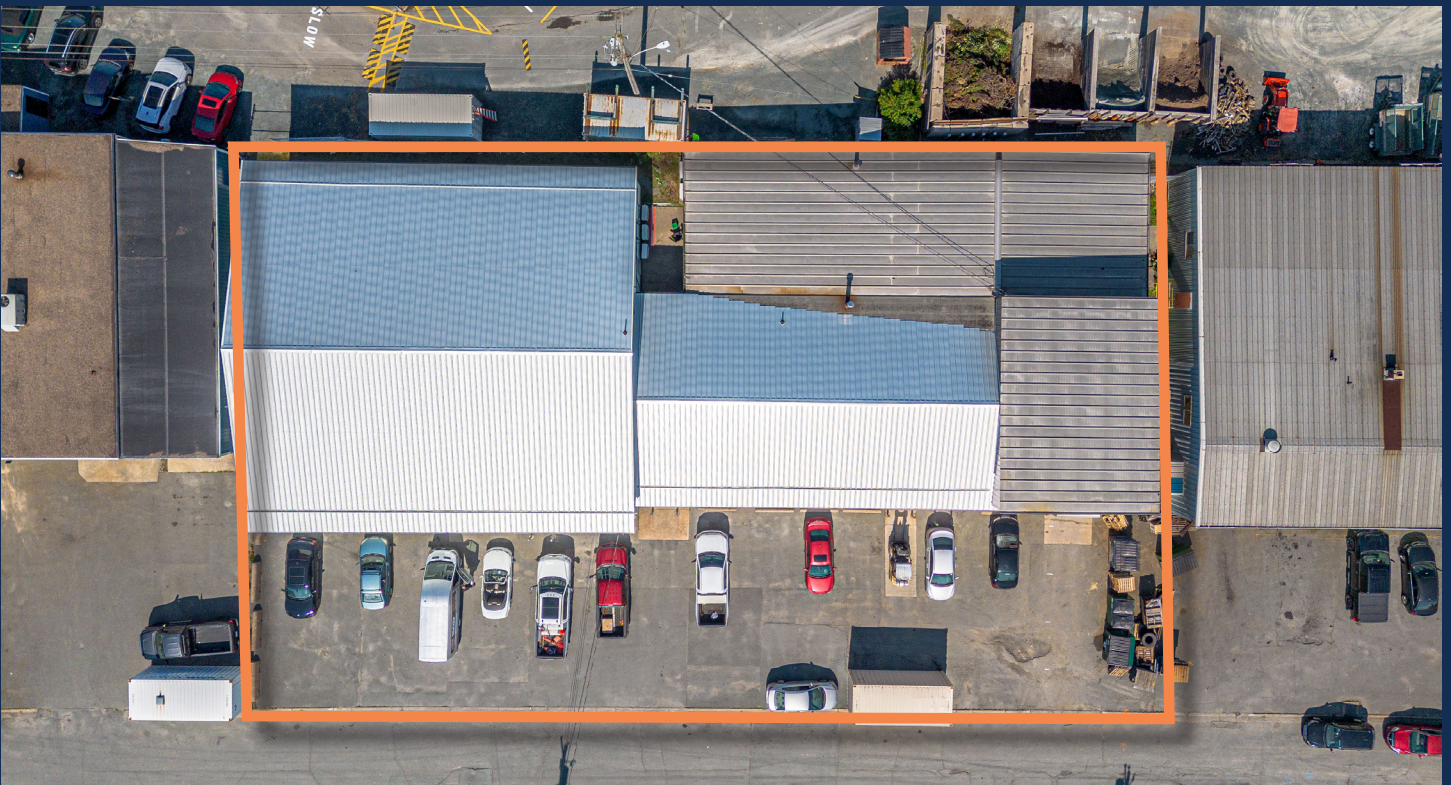
Property Overview – 11 Waddell Avenue

ADDRESS	11 Waddell Avenue, Dartmouth
PROPERTY TYPE	Industrial / Warehouse / Retail
PID(S)	45055902
TOTAL SITE SIZE	18,000 sq. ft.
BUILDING SIZE	11,844 sq. ft.
YEAR BUILT	1984
ZONING	I-1 (General Industrial Zone)
TENANCY	Fully leased to one (1) tenant; lease expires January 5, 2028
BUILDING CONFIGURATION	Main floor consists of retail space, warehouse space featuring inventory portion and a shipping/receiving area with a mezzanine; second floor features inventory / small parts storage and office space with a kitchenette, two private offices, and open workspace; three bathrooms in the building
LOADING	One (1) grade door
CEILING HEIGHTS	Approximately 10' - 22' in warehouse portion
RECENT UPGRADES	New roof within the last three years
PARKING	Thirteen (13) parking stalls at front of building
ADDITIONAL NOTES	For access to the listing's confidential information, please fill out the Confidentiality Agreement

Aerial Photos - 6 Waddell Avenue



Aerial Photos - 11 Waddell Avenue



Location Overview

Exceptional accessibility adjacent to a thriving business hub and major highway arteries

Situated on the periphery of Burnside Industrial Park, 6 & 11 Waddell Avenue enjoy immediate access to the Circumferential Highway (Highway 111) and is closely situated to both Burnside Industrial Park and Dartmouth Crossing. The local is characterized by growth and abundant opportunities. Burnside Industrial Park accommodates over 2,000 brassiness, fostering a workforce that has now surpassed 30,000 employees.

The site's exceptional connectivity is evident through its quick accessibility to both Harbour Bridges, Highway 111 and 118, and its proximity to Bedford, downtown Dartmouth and downtown Halifax. Additionally, a new highway connector, linking Sackville-Bedford and Akerley Boulevard, is nearing completion, ensuring swift access to these communities.

Circumferential Highway	1.0 km
A. Murray MacKay Bridge	2.2 km
Akerley Boulevard	2.5 km
Angus L. Macdonald Bridge	4.0 km
Downtown Dartmouth	4.2 km
Highway 118	4.9 km
Dartmouth Crossing	5.3 km
Downtown Halifax	6.8 km
Bedford	7.3 km
Bayers Lake Business Park	10.1 km
Halifax Stanfield Intl' Airport	30.0 km



6 WADDELL PHOTOS



EXTERIOR



FENCED AREA



GRADE DOOR



WAREHOUSE



OFFICE AREA

11 WADDELL PHOTOS



EXTERIOR



RETAIL AREA



GRADE DOOR



OFFICE AREA



WAREHOUSE



Geof Ralph

📞 (902) 877-9324

✉️ geof@partnersglobal.com

partnersglobal.com

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