

FOR LEASE

# 601 HIGHWAY 2 ELMSDALE, NOVA SCOTIA

1,089 sq. ft. of commercial space available in  
the fastest growing community in Nova Scotia



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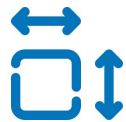
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1,089 sq. ft. of commercial space available in the fastest growing community in Nova Scotia

Take advantage of a rare opportunity to lease a unit in a thriving, professionally managed commercial building located in the heart of Elmsdale, Nova Scotia! Unit 2 is part of a well-maintained 7-unit commercial property with a strong rental history. Whether you're an established business or a growing startup, this space offers flexibility in a high-traffic, high-visibility location with signage opportunities available.

Strategically positioned just off Highway 102, Elmsdale offers exceptional connectivity to Halifax, the Halifax Stanfield International Airport, and surrounding communities. The area is experiencing a major growth boom, with new residential developments and rising demand for retail and service offerings. With an average household income almost 20% above the provincial average, combined with tight commercial market, this is a unique chance to join a cornerstone building and be a part of Elmsdale's bright and rapid-growing future.



1,089 sq. ft. for Sublease



Turnkey Space

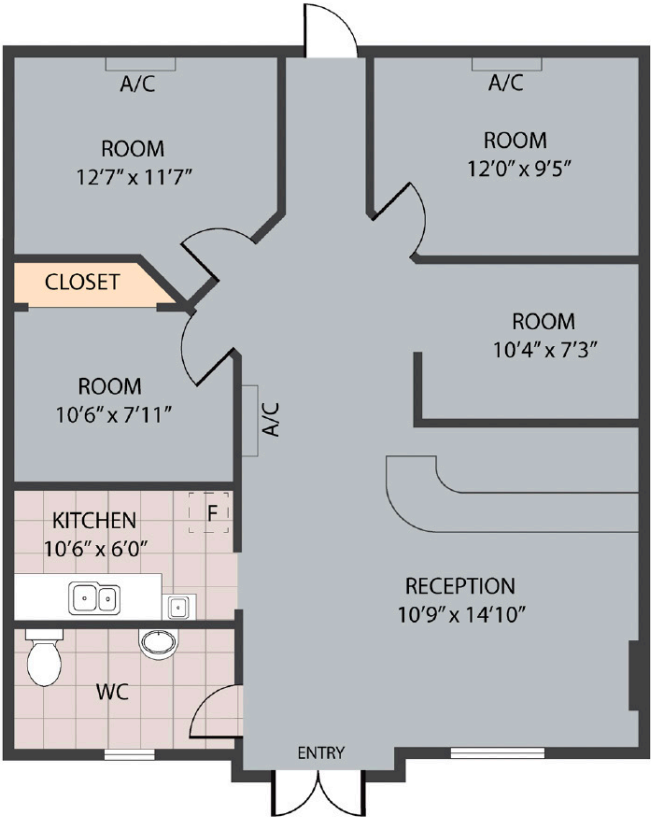


Convenient Highway Access

LISTING ID	10445
ADDRESS	601 Highway 2. Elmsdale Nova Scotia
PROPERTY TYPE	Commercial
BUILDING SIZE	13,000 sq. ft.
SIZES AVAILABLE	Unit 2: 1,089 sq. ft.
ZONING	Village Core (VC)
PARKING	Free on-site parking
AVAILABILITY	March 1, 2026
NET RENT	\$18.50 psf
ADDITIONAL RENT	\$6.00 psf (2025)



# Floor Plan

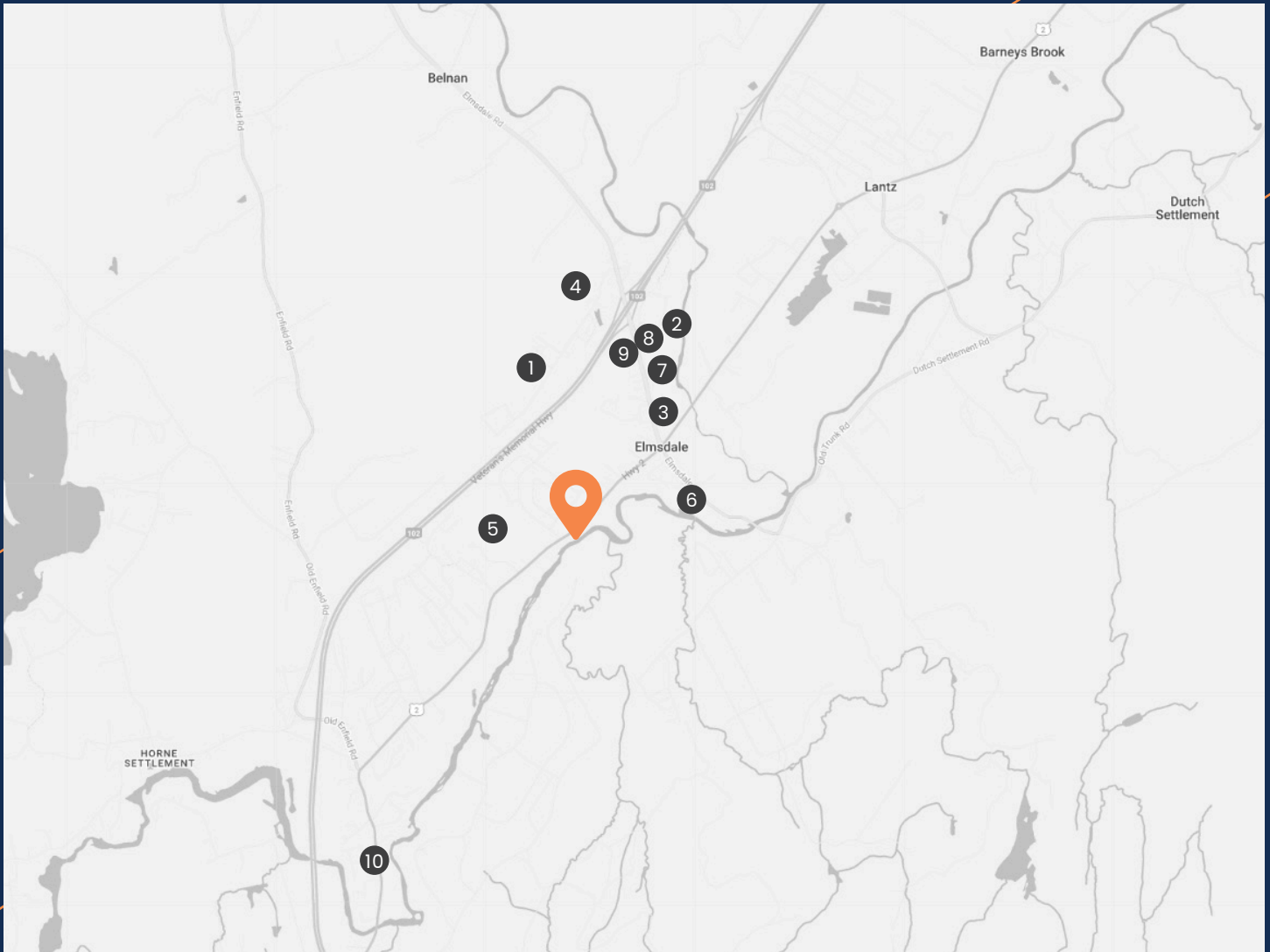


Unit-2 601 Highway 2, Elmsdale B2S 1A7

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



# Surrounding Amenities



① Elmsdale Business Park

② Elmsdale Shopping Centre

③ East Hants Animal Hospital

④ East Hants Aquatic Centre

⑤ Elmsdale District School

⑥ Elmsdale Medical Centre

⑦ McDonald's

⑧ Tim Horton's

⑨ Irving

⑩ Shooters Bar & Grill

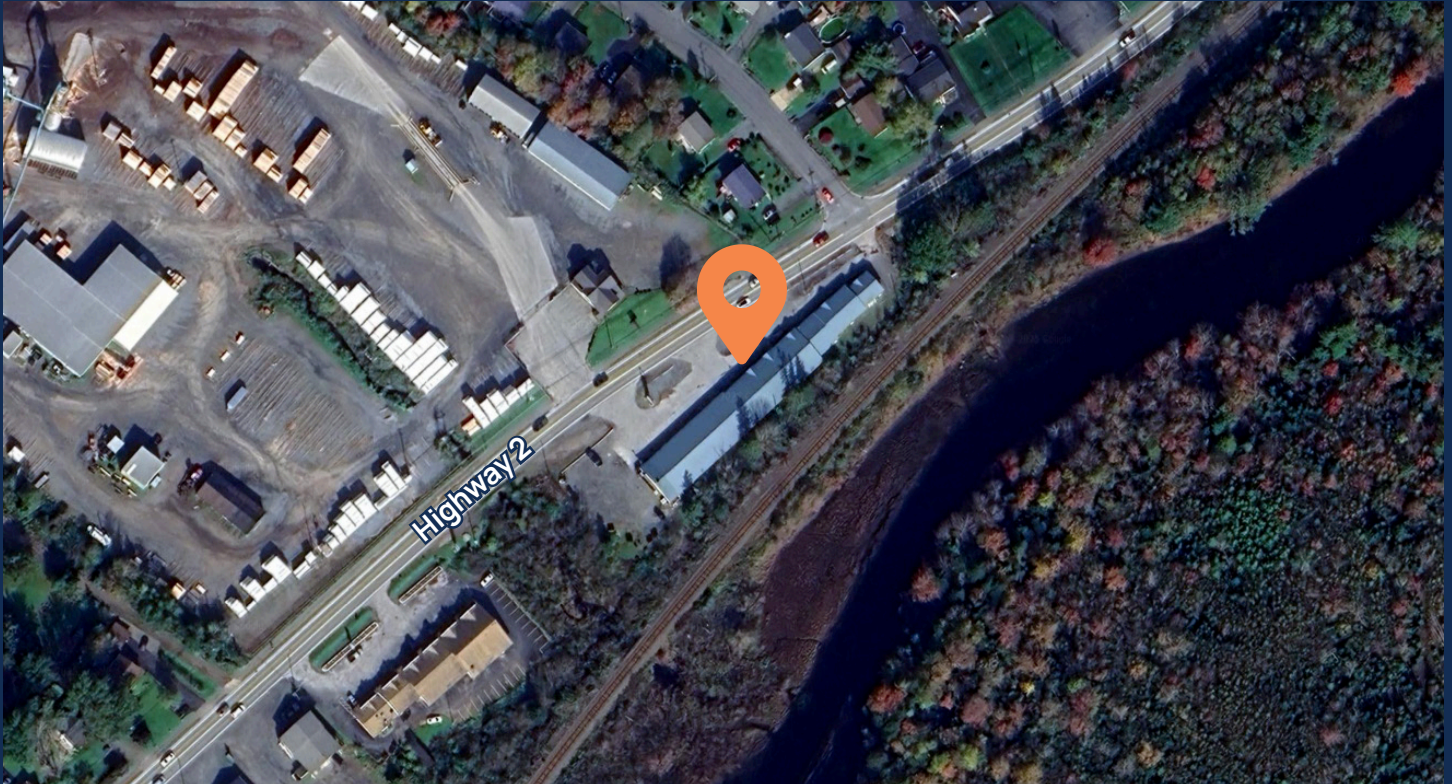
Bedford  
DRIVE TIME: 20-23 MINUTES

Downtown Halifax  
DRIVE TIME: 40-45 MINUTES

Halifax Stanfield Int'l Airport  
DRIVE TIME: 10-13 MINUTES

Dartmouth  
DRIVE TIME: 30-35 MINUTES

# Aerial Photos







Photos from previous tenant



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