

# NOVA SCOTIA LISTING REPORT

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July 2024

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# FEATURED LISTINGS



NEW | FOR SALE

## 59 TACOMA DRIVE, DARTMOUTH

|                 |   |
|-----------------|---|
| <b>Size</b>     | Building: 4,347 sq. ft. / Lot: 17,150 sq. ft.   |
| <b>Price</b>    | Contact the listing agent   |
| <b>Features</b> | <ul style="list-style-type: none"> <li>• Yield study included in the sale and confirms the property can house 86 units over 78,200+ buildable sq. ft.</li> <li>• Potential for current occupant to sign short-term lease providing the purchaser rental income</li> <li>• Well-located in a central and desired area</li> </ul> |

**Contacts** Ian Stanley & Matt Ross



NEW | FOR LEASE

## 1801 HOLLIS STREET, SUITE 100, HALIFAX

|                 |   |
|-----------------|---|
| <b>Size</b>     | 6,882 sq. ft.   |
| <b>Price</b>    | Contact the listing agent   |
| <b>Features</b> | <ul style="list-style-type: none"> <li>• Ground floor office / retail space, located in a prestigious Class A downtown office tower</li> <li>• Contemporary leaseholds in place</li> <li>• Mix of private offices, open workspace, reception area, and kitchenette</li> <li>• On-site parking available</li> <li>• Available with 60 days notice</li> </ul> |

**Contact** Geof Ralph



NEW | FOR SALE

## 150 HORNE SETTLEMENT ROAD, ENFIELD

|                 |  |
|-----------------|--|
| <b>Size</b>     | Building: 7,970 sq. ft. / Lot: 2.88-acres  |
| <b>Price</b>    | \$545,000  |
| <b>Features</b> | <ul style="list-style-type: none"> <li>• Warehouse and operational greenhouse in Enfield</li> <li>• Building features versatile warehouse space equipped with dock and grade loading and large greenhouse for cultivation and agricultural ventures</li> <li>• Conveniently situated 850 meters from NS Highway 102</li> </ul> |

**Contact** Geof Ralph

# FOR LEASE | OFFICE



**1801 Hollis Street, Suite 100, Halifax**

6,882 sq. ft.

Price by negotiation (contact listing agent)

Bright office / retail space in Class A office tower downtown Halifax; modern leaseholds in place with high ceilings and expansive windows

**Contact** Geof Ralph



**109 Williams Avenue, Dartmouth**

2,523 sq. ft.

Price by negotiation (contact listing agent)

Class A office and light industrial building; space includes contemporary leaseholds and high ceilings; signage opportunities; ample, on-site parking

**Contact** Geof Ralph



**237 Brownlow Avenue, Dartmouth**

3,240 sq. ft.

Price by negotiation (contact listing agent)

Bright office space for sublease in Park Place III; available fully furnished; tenant access to fitness centre and meeting spaces; ample on-site parking;

**Contact** Geof Ralph



**99 Wyse Road, Dartmouth**

743 - 8,591 sq. ft.

Price by negotiation (contact listing agent)

Prestigious Class A office tower; various layouts available including turnkey solutions and raw space; amenity rich building and surrounding area

**Contact** Geof Ralph



**15 Dartmouth Road, Bedford**

1,618 sq. ft.

Price by negotiation (contact listing agent)

Fully furnished space for sublease in Wardour Centre; office includes open concept work space, boardroom, and four private offices; on-site parking

**Contact** Geof Ralph



**1877 Hollis Street, Halifax**

+/- 6,700 sq. ft.

Price by negotiation (contact listing agent)

Beautiful loft-style office space; situated at the doorstep of downtown Halifax; space features exposed brick and wooden beams; available immediately

**Contact** Geof Ralph



**250 Brownlow Avenue, Dartmouth**

+/- 7,000 sq. ft. / 5,358 sq. ft.

Price by negotiation (contact listing agent)

Two options: option one includes 3,836 sq. ft. plus 1,522 sq. ft. mezzanine; option two includes 7,000 sq. ft.; on-site parking; signage opportunities

**Contact** Geof Ralph



**267 Cobequid Road, Lower Sackville**

Up to 4,500 sq. ft.

Price by negotiation (contact listing agent)

Single-storey professional office building; on-site parking; flexible floor plan, potential to demise, exterior signage opportunities

**Contact** Geof Ralph

# FOR LEASE | OFFICE



## 190 Victoria Road, Dartmouth

3,500 sq. ft.

Price by negotiation (contact listing agent)

Ground floor spans 3,500 sq. ft.; barrier-free space; high vehicular area; free on-site parking; exterior signage opportunities

Contact Geof Ralph



## 1657 Bedford Row, Halifax

3,038 - 6,514 sq. ft.

Price by negotiation (contact listing agent)

Perfectly situated in downtown Halifax; thoughtfully designed suites with perimeter offices and meeting rooms; four parking spots available

Contact Geof Ralph



## 1496 Bedford Highway, Bedford

1,770 sq. ft.

Price by negotiation (contact listing agent)

Bright office space located on the sixth floor of Bedford Tower; ample, on-site parking; option to lease fully furnished; head lease expires January 31, 2025

Contact Geof Ralph



## 6265 Quinpool Road, Halifax

Options ranging 1,608 to 2,900 sq. ft.

Price by negotiation (contact listing agent)

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

Contact Geof Ralph



## 2854 Agricola Street, Halifax

1,809 sq. ft.

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

Contact Geof Ralph



## 7020 Mumford Road, Halifax

2,650 sq. ft.

Price by negotiation (contact listing agent)

Mix of private offices and open space; building serviced by elevator; on-site parking available; well-located, close to amenities and public transportation

Contact Geof Ralph



## 1801 Hollis Street, Halifax

1,769 - 10,717 sq. ft.

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**

Contact Geof Ralph



## 2717 Joseph Howe Drive, Halifax

5th floor: 10,198 sq. ft.

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

Contact Geof Ralph

## FOR LEASE | OFFICE

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### **7071 Bayers Road, Halifax**

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8,280 sq. ft.

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Price by negotiation (contact listing agent)

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Office space for sublease; move-in ready; existing furniture available; mix of private offices, meeting rooms, and open workspace

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**Contact** Rod Winters & Matt Ross

*Click the property photos for more information*

# FOR LEASE | INDUSTRIAL

## NEW LISTING



### 40-46 Borden Avenue, Dartmouth

Up to 34,000 sq. ft. (demisable)

Price by negotiation (contact listing agent)

Up to 34,000 sq. ft. available; offers various demising options; dock and grade loading; 20 ft clear heights; available January 2025

Contact Geof Ralph

## LEASED



### 3200 Kempt Road, Halifax

4,000 sq. ft.

Price by negotiation (contact listing agent)

Sublease opportunity in multi-tenant plaza nestled in North End Halifax; two grade loading doors; exterior signage opportunities; on-site parking

Contact Geof Ralph

## UNDER OFFER



### 18 Higney Avenue, Dartmouth

3,200 sq. ft.

Price by negotiation (contact listing agent)

Industrial space with two grade level doors; 21' ceilings; signage opportunities; excellent visibility; ample, on-site parking; outside storage area

Contact Matt Ross



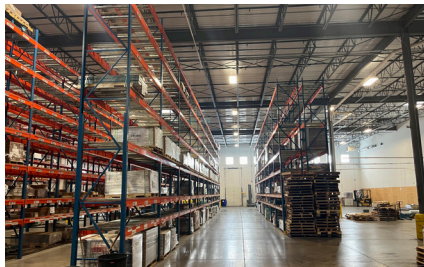
### 500 Windmill Road, Dartmouth

Up to 36,000 sq. ft. (demisable)

\$10.00 psf

Competitive net rent and low operating costs; dock and grade loading; adjacent rail spur; mix of 28,000 sq. ft. warehouse / 800 sq. ft. office

Contact Geof Ralph



### 130 John Savage Avenue, Dartmouth

20,595 sq. ft.

\$10.00 psf

Industrial space for sublease in Burnside Industrial Park; dock and grade loading; back-up generator; ample on-site parking; head lease expires March 2032

Contact Geof Ralph



### 192 Joseph Zatzman Drive, Dartmouth

1,931 sq. ft. / 3,872 sq. ft.

Price by negotiation (contact listing agent)

Well-located within Burnside Industrial Park; grade and load loading available; 18' clear heights; ample, on-site parking; ideal for service-oriented users

Contact Geof Ralph



### 196 Joseph Zatzman Drive, Dartmouth

6,054 sq. ft.

Price by negotiation (contact listing agent)

Light industrial space in Burnside Industrial Park; side double door loading and three dock doors; available immediately subject to thirty days notice

Contact Geof Ralph

## COMING SOON



### 109 Dorey Avenue, Dartmouth

7,800 sq. ft.

Price by negotiation (contact listing agent)

Class A industrial facility in Burnside Business Park; tilt up concrete panel / glass façade; built in 2007; ample on-site parking available

Contact Geof Ralph

# FOR LEASE | COMMERCIAL



## 1801 Hollis Street, Suite 100, Halifax

6,882 sq. ft.

Price by negotiation (contact listing agent)

Located in iconic office downtown Halifax; bright ground floor office or retail space; modern leaseholds in place; on-site parking; available within 60 days

Contact Geof Ralph



## 114 Woodlawn Road, Dartmouth

1,638 sq. ft.

\$29.42 psf (gross)

Retail space situated in bustling Woodlawn Plaza; well-designed space; expansive store front windows; excellent signage opportunities; on-site parking

Contact Matt Ross & Rod Winters



## 3200 Kempt Road, Halifax

4,000 sq. ft.

Price by negotiation (contact listing agent)

Sublease opportunity in multi-tenant plaza nestled in North End Halifax; two grade loading doors; exterior signage opportunities; on-site parking

Contact Geof Ralph



## 362 Lacewood Drive, Halifax

5,198 sq. ft.

Price by negotiation (contact listing agent)

Sublease opportunity in Lacewood Square; retail space with +/- 400 sq. ft. warehouse with double door loading; ample natural light; free on-site parking

Contact Geof Ralph



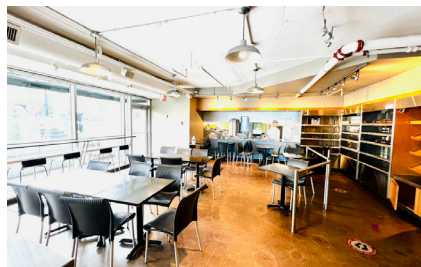
## 114 Woodlawn Road, Dartmouth

6,756 sq. ft.

Price by negotiation (contact listing agent)

Sublease opportunity in Woodlawn Plaza; well-designed retail and office space with warehouse component; grade level loading; free, on-site parking

Contact Geof Ralph



## 1801 Hollis Street, Retail Space, Halifax

2,232 sq. ft.

Price by negotiation (contact listing agent)

Turnkey restaurant and catering space; located in 1801 Hollis Street office tower in downtown Halifax; option to lease fully furnished; available immediately

Contact Geof Ralph



## 1452 Brenton Street, Halifax

1,635 sq. ft.

Price by negotiation (contact listing agent)

Turnkey ground-level retail space; high pedestrian traffic area; high ceilings with expansive storefront windows and top-tier vinyl flooring; fully accessible

Contact Geof Ralph



## 5850 Bilby Street, Halifax

2,436 sq. ft.

Price by negotiation (contact listing agent)

Convenience and functional space in Halifax's thriving north end; standalone property; mix of private offices and open work space

Contact Geof Ralph

# FOR LEASE | COMMERCIAL



## 3208 Isleville Street, Halifax

+/-1,750 sq. ft.

Price by negotiation (contact listing agent)

Bright, ground floor space; located in desired Hydrostone Market District; on-site parking; supported by Corridor (COR) zoning; ideal for small business

Contact Geof Ralph



## 1521-1531 Grafton Street, Halifax

2,500 sq. ft. - 5,250 sq. ft.

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



## Willbrooke Avenue Land, Westville

Lot size: 98,010 sq. ft.

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



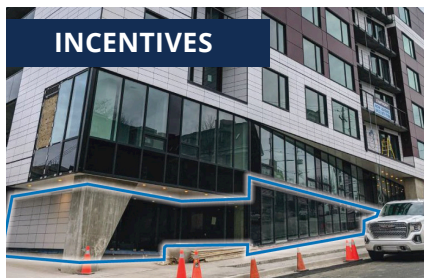
## 8990 Highway 7, Head of Jeddore

2,500 sq. ft.

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



## 5426 Portland Place, Halifax

+/- 2,600 sq. ft.

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**

Contact Geof Ralph



## 448 Main Street, Kentville

4,000 sq. ft.

Price by negotiation (contact listing agent)

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

Contact Geof Ralph



# FOR SALE | ALL CLASSES



## 59 Tacoma Drive, Dartmouth

Building: 4,347 sq. ft. / Lot: 17,150 sq. ft.  
Price by negotiation (contact listing agent)

Yield study confirms redevelopment for 86 units over 78,200+ buildable sq. ft.; desirable location; potential for current occupant to sign short-term lease

**Contact** Ian Stanley & Matt Ross



## 150 Horne Settlement Road, Enfield

Building: 7,970 sq. ft. / Lot: 2.88-acres  
\$545,000

Warehouse and operational greenhouse; versatile warehouse space equipped with dock and grade loading; situated 850 meters from NS Hwy 102

**Contact** Geof Ralph



## 31 Mount Hope Avenue, Dartmouth

Building: 15,100 sq. ft. / Lot: 59,500 sq. ft.  
\$4,500,000

Great investment opportunity; fully occupied with long-term tenant; large lot with fenced yard; three phase power and two 10 tonne cranes

**Contact** Ian Stanley & Matt Ross

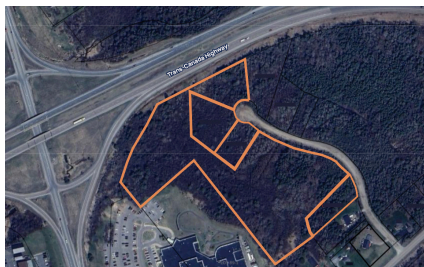


## Commercial Land, Fall River

Six parcels of land totalling 15 acres  
\$2,699,000

Commercial land with direct access to two major highways; 800' of highway frontage; land is supported by two distinct zoning categories

**Contact** Geof Ralph



## Commercial Land, Amherst

Two parcels of land totalling 12.6 acres  
\$199,000

Commercial development opportunity; exceptional highway exposure; supported by Highway Commercial Zone (CHwy)

**Contact** Geof Ralph

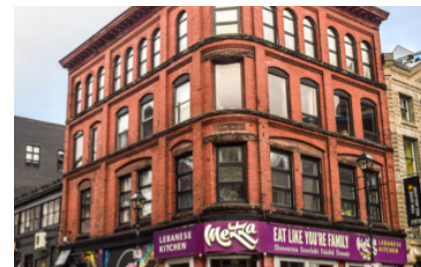


## Downtown Dartmouth

Six parcels of land totalling 1.63-acres  
Price by negotiation (contact listing agent)

Redevelopment opportunity in downtown Dartmouth; six parcels of land; prime location with exceptionally low residential vacancy rates

**Contact** Geof Ralph



## Blowers & Argyle Street, Halifax

Building: 17,976 sq. ft. / Lot: 5,408 sq. ft.  
Price by negotiation (contact listing agent)

Expanding from Barrington Street up Blowers Street to Argyle; three buildings totalling 18,000 sq. ft. of rentable area; excellent investment opportunity

**Contact** Geof Ralph



## Lot 2A, 450 Highway 2, Enfield

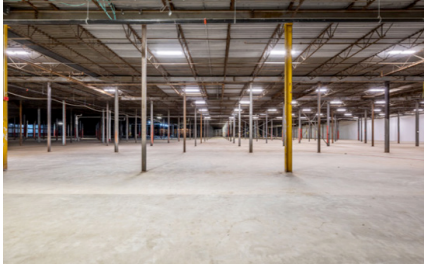
Lot: 5.79 acres  
\$3,500,000

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

**Contact** Geof Ralph

## FOR SALE | ALL CLASSES

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### **114 Acadia Avenue, Stellanon**

Building: 255,000 sq. ft.

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\$8,500,000

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

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**Contact** Geof Ralph

# CONTACT US

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