

# NOVA SCOTIA LISTING REPORT

September 2024

**Partners Global Corporate Real Estate Inc.**  
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# FEATURED LISTINGS



## 543 & 549 O'BRIEN STREET, WINDSOR

**Size** 10,000 sq. ft. building plus 2.95-acre land

**Price** \$6,699,000

- Features**
- Unique opportunity to purchase redevelopment land and retail plaza in heart of Windsor
  - 2.95-acres of redevelopment land with a maximum site yield of two buildings totalling 109 dwellings
  - 10,000 sq. ft. premium retail plaza
  - Plaza and land available for purchase separately

**Contacts** Geof Ralph



## 567 MAIN STREET, MAHONE BAY

**Size** 3,192 sq. ft. building plus turnkey restaurant

**Price** \$1,499,000

- Features**
- Opportunity to acquire both a property and the turnkey, full-service restaurant it houses
  - Charming, well-maintained building on a 8,811 sq. ft. waterfront lot
  - Beautiful one-bedroom apartment on second floor
  - Building and restaurant available for purchase separately

**Contact** Geof Ralph & Matt Ross



## 2438 HIGHWAY 2, WAVERLEY

**Size** 2,800 sq. ft. building on 14,467 sq. ft. lot

**Price** \$785,000

- Features**
- +/-2,800 sq. ft. building currently utilized as office space
  - Excellent owner-occupier opportunity
  - High visibility, parking at both the front and rear
  - Convenient access to Highway 102 and Halifax Stanfield International Airport

**Contact** Geof Ralph

# FOR LEASE | OFFICE



## 7071 Bayers Road, Halifax

8,280 sq. ft.

Price by negotiation (contact listing agent)

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

**Contact** Rod Winters & Matt Ross



## 1801 Hollis Street, Ground Floor, 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. (office space only)

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



## SUBLEASE

## 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



## SUBLEASE

## 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.

Price by negotiation (contact listing agent)

7,000 sq. ft.; on-site parking; signage opportunities; excellent exposure; quick access to highway and both harbour bridges

**Contact** Geof Ralph

# FOR LEASE | OFFICE



## 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



## 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



SUBLEASE

## 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



## 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



COMING SOON

## 294 Cobequid Road, Lower Sackville

1,975 sq. ft. (potential to demise)

Price by negotiation (contact listing agent)

Second floor office space; great exposure and visibility with ample on-site parking; excellent signage opportunities; convenient access

Contact Geof Ralph

# FOR LEASE | INDUSTRIAL



## 109 Dorey Avenue, Dartmouth

7,800 sq. ft.

Price by negotiation (contact listing agent)

Class A industrial facility in Burnside Business Park; mix of well-built office space and functional warehouse space; on-site parking; available March 1, 2025

Contact Geof Ralph



## 40-46 Borden Avenue, Dartmouth

3,918 - 34,000 sq. ft.

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



## 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.

Price by negotiation (contact listing agent)

Well-located within Burnside Industrial Park; dock 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



## 114 Acadia Avenue, Stellarton

50,000 - 255,000 sq. ft.

Price by negotiation (contact listing agent)

Leasing options available up to 255,000 sq. ft. with flexible demising possibilities; grade and dock loading; 16' - 20' ceiling heights

Contact Geof Ralph

# FOR LEASE | COMMERCIAL



## 1521 Grafton Street, Retail Space, Halifax

Up to 2,138 sq. ft.

Price by negotiation (contact listing agent)

Up to 2,138 sq. ft. of bright retail space (with potential to demise); high traffic pedestrian area; on-site parking; available October 1, 2024

Contact Geof Ralph



## 1801 Hollis Street, Ground Floor, 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



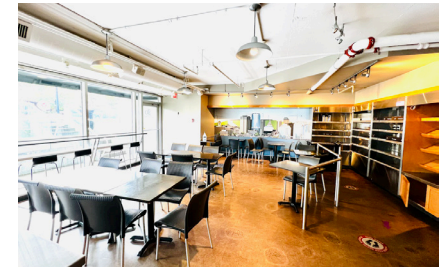
## 114 Woodlawn Road, Dartmouth

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



## 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



## 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

525 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; high-profile retail corner 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

## FOR LEASE | COMMERCIAL

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### **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



**NEW LISTING**

## 567 Main Street, Mahone Bay

Building: 3,495 sq. ft. / Lot: 8,811 sq. ft.  
\$1,299,000

Iconic waterfront property; main and basement level occupied by a full-service restaurant; second level is a beautiful one-bedroom apartment

**Contact** Geof Ralph & Matt Ross



**NEW LISTING**

## Turnkey Restaurant, Mahone Bay

1,064 sq. ft. (plus prep kitchen)  
\$200,000

Beloved restaurant for sale; turnkey operation, with all branding, goodwill and equipment included; permits 32 patrons inside / 48 patrons outside

**Contact** Geof Ralph & Matt Ross



**NEW LISTING**

## 549 O'Brien Street, Windsor

Lot: 2.95-acres  
\$2,499,000

Excellent development opportunity; existing development agreement for two residential buildings totalling 109 units; well-located in town of Windsor

**Contact** Geof Ralph



**NEW LISTING**

## 543 O'Brien Street, Windsor

Building: 10,000 sq. ft. / Lot: 1.40-acres  
\$4,200,000

Exceptional investment opportunity; premium commercial property recently built in 2023; well-located with high exposure

**Contact** Geof Ralph



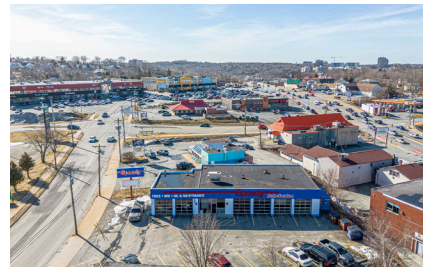
**NEW LISTING**

## 2438 Highway 2, Waverley

Building: 2,800 sq. ft. / Lot: 14,467 sq. ft.  
Price by negotiation (contact listing agent)

Commercial property for sale; excellent exposure; exceptional opportunity for an owner occupier; well-maintained property; on-site parking

**Contact** Geof Ralph



## 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



**UNDER OFFER**

## 31 Mount Hope Avenue, Dartmouth

Building: 15,100 sq. ft. / Lot: 1.37-acres  
\$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



# FOR SALE | ALL CLASSES



## 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

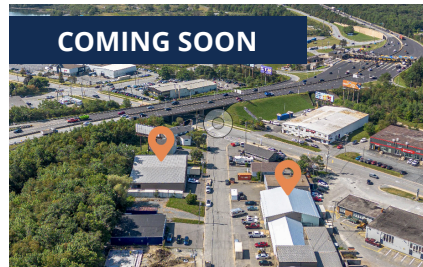


## 114 Acadia Avenue, Stellarton

Building: 255,000 sq. ft.  
\$8,500,000

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

**Contact** Geof Ralph



## 6 & 11 Waddell Avenue, Dartmouth

Two Buildings: 7,840 sq. ft. & 11,844 sq. ft.  
\$4,595,000

Two well-positioned warehouse buildings; equipped with dock and grade loading; both include office space; mere minutes from MacKay Bridge

**Contact** Geof Ralph



## 997 Highway 14, Upper Vaughan

Lot: 1.90-acres  
\$525,000

Approximate 2,400 sq. ft. steel industrial building, constructed in 2022; lot partially cleared with large gated area; one hour from Halifax

**Contact** Geof Ralph

# CONTACT US

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