

NOVA SCOTIA LISTING REPORT

October 2024

Partners Global Corporate Real Estate Inc.
2085 Maitland Street, Suite 300, Halifax, NS B3K 2Z8
☎ (902) 444-4004
✉ halifax@partnersglobal.com

FEATURED LISTINGS



NEW | FOR SALE

6 & 11 WADDELL AVENUE, DARTMOUTH

| | |
|-----------------|---|
| Size | Two buildings totalling 19,684 sq. ft. |
| Price | \$4,595,000 |
| Features | <ul style="list-style-type: none"> • Two industrial properties for sale • 6 Waddell Avenue features 7,840 sq. ft. primarily configured as warehouse with small office area • 11 Waddell Avenue stands as a 11,844 sq. ft. property, featuring a mix of warehouse, office, and retail • Both properties fully leased to one (1) tenant |

Contacts Geof Ralph



NEW | FOR SALE

997 HIGHWAY 14, UPPER VAUGHAN

| | |
|-----------------|---|
| Size | 2,400 sq. ft. building on 1.93-acre lot |
| Price | \$525,000 |
| Features | <ul style="list-style-type: none"> • Newly constructed warehouse property, situated on 1.93-acre lot • Excellent condition and features two grade loading doors • Includes two heat pumps, Internet connectivity, an alarm system and surveillance cameras • Secure yard protected by jersey barriers |

Contact Geof Ralph



NEW | FOR LEASE

1521-1531 GRAFTON STREET, HALIFAX

| | |
|-----------------|--|
| Size | Up to 2,138 sq. ft. |
| Price | Price by negotiation |
| Features | <ul style="list-style-type: none"> • Up to 2,138 sq. ft. of bright retail space (with potential to demise) • High-traffic pedestrian area • Prominent exterior signage options • High ceilings, expansive windows, and versatile layout • Features a rare advantage of on-site parking in downtown Halifax • Available immediately |

Contact Geof Ralph

FOR LEASE | OFFICE



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



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

6,631 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



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



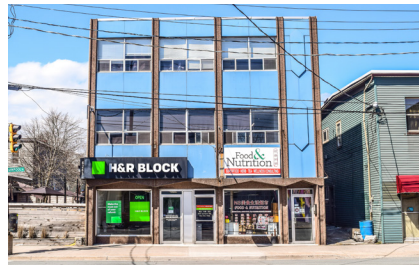
1657 Bedford Row, Halifax

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



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



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

4,100 - 30,082 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



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

Click the property photos for more information

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 immediately

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



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



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



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

FOR LEASE | COMMERCIAL



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



114 Woodlawn Road, Dartmouth

1,600 - 4,000 sq. ft.

Price by negotiation (contact listing agent)

Bright 4,000 sq. ft. retail space in Woodlawn Plaza with demising options available; signage opportunities; ample on-site parking; high vehicular area

Contact Matt Ross & Rod Winters

FOR SALE | ALL CLASSES



6 & 11 Waddell Avenue, Dartmouth

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

Two well-positioned industrial 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: 1.93-acres
\$525,000

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

Contact Geof Ralph



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



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



549 O'Brien Street, Windsor

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

Existing development agreement permitting two buildings, with up to 112 units or options for fewer units with up to 10,000 sq. ft. commercial space

Contact Geof Ralph



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

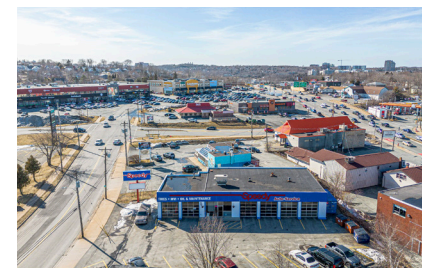


2438 Highway 2, Waverley

Building: 2,800 sq. ft. / Lot: 14,467 sq. ft.
\$785,000

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.
\$2,800,000

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

FOR SALE | ALL CLASSES



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: 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



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

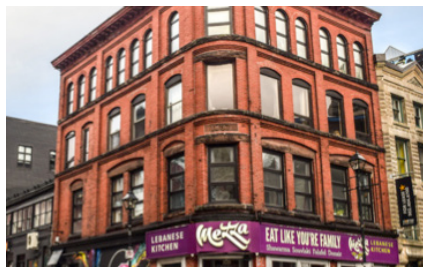


Downtown Dartmouth

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

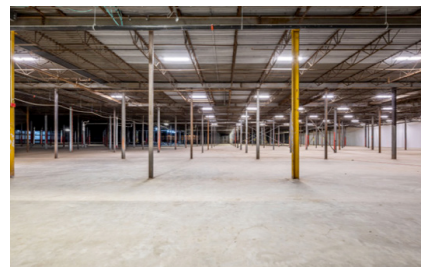


Blowers & Argyle Street, Halifax

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

CONTACT US

Brian Toole

Principal, Tenant Advisory

☎ (902) 476-6898
✉ brian@partnersglobal.com

Ian Stanley

Broker / Principal, Investments & Capital Markets

☎ (902) 229-7100
✉ ian@partnersglobal.com

Geof Ralph

Executive Vice President

☎ (902) 877-9324
✉ geof@partnersglobal.com

Jacquelyn Moriarty

Investments & Capital Markets

☎ (902) 440-3937
✉ jacquelyn@partnersglobal.com

Erin Crosby

Senior Advisor, Tenant Advisory

☎ (902) 877-1849
✉ erin@partnersglobal.com

Rod Winters

Senior Advisor

☎ (902) 223-5781
✉ rod@partnersglobal.com

Matt Ross

Associate Advisor

☎ (902) 324-1101
✉ matt@partnersglobal.com

Alison Sowerby

Sales & Marketing Coordinator

☎ (902) 580-0577
✉ alison@partnersglobal.com

Rileigh Pugh-Toole

Property & Office Coordinator

☎ (902) 444-4004
✉ rileigh@partnersglobal.com

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