

**AVISON
YOUNG**

Nova Scotia commercial properties

Q2 2021



Platinum member

Office



Herring Cove Road Portfolio

181 & 229 Herring Cove Road, Halifax

Two building, mixed use portfolio is ideal for an owner occupier or long term investor. The ground floor of 181 is currently three commercial units but could be combined with one additional second level unit above. 229 Herring Cove Road contains two residential units and one commercial unit.

SALE **Size:** 181 – 7,398 SF **Price:** 181 - \$975,000
 Size: 229 – 3,776 SF **Price:** 229 - \$575,000

Retail



The Crane

1475 South Park Street, Halifax

The Crane is the newest addition to downtown Halifax. At 12 storeys and two towers, it contains 61 rental suites and borders on South Park and Brenton Street. The available 5,138 SF commercial space provides excellent exposure to street traffic with large 33 by 10 foot high triple glaze windows.

LEASE **Size:** 5,138 SF **Price:** Negotiable

Industrial



Industrial For Lease

1380 Cole Harbour Road, Dartmouth

On this property you will find a freestanding 15,000 SF building and 13,000 SF heated warehouse space, 20' ceilings with 600 volt/3 phase electrical. This property would make an excellent space for storage or light manufacturing.

LEASE **Size:** 15,000 SF **Price:** \$8.00 SF/yr (NNN)

Land & development



Larry Uteck Boulevard

Parcel RL-KL-2, West Bedford

Plan for your future development on this well located parcel of land. With access/frontage on both Larry Uteck Boulevard and Hammonds Plains Road, this property would be ideal for low rise apartments, townhouses, or a senior care facility. The property is currently surrounded by commercial, institutional and residential uses.

SALE **Size:** 9.0 ACRES **Price:** \$2,430,000

Golf Courses



Berwick Heights Golf & Country Club

3060 Hwy #221, Weston

Centrally located in the Annapolis Valley, this established and popular 18-hole golf course is laid out on 180 acres. Clubhouse and facilities are modern with many amenities and gorgeous views.

SALE **Size:** 180 acres **Price:** \$1,685,000



River Oaks Golf Club Limited

Meaghers Grant

This property has it all. An 18-Hole 'North Course', 9-hole 'South Course', eight-unit Motel, Dow & Duggan Clubhouse and all associated assets. Only 45 minutes from downtown Halifax.

SALE **Size:** 290 acres **Price:** \$1,695,000



Uniacke Pines Golf & Country Club

83 Alder Lane, Mount Uniacke

A well known and frequented 9-hole golf course. The property has a clubhouse with dining room serving golfers and locals. Additional acreage ready for development opportunities.

SALE **Size:** 80 acres **Price:** \$1,100,000

// Over the last year, golf has been at the forefront of things to do. It is a safe way to get some exercise and enjoy the beautiful vistas of HRM. //



Gordie Smith
General Manager, Ashburn Golf Club



Land & development

Cradle of Hockey

College Road RR#1, Windsor

SALE



The famous 'Cradle of Hockey' site! There are two PIDs for sale. The property containing Long Pond is 7.28 acres. The second property abuts the first and is 16.5 acres. A great find for Nova Scotian and Hockey heritage.

Size: 23.78 acres

Price: \$1,380,000

9 Crestfield Drive

Hammonds Plains

SALE



5.32 acres of raw land, zoned P-2 Community Facility. The highest and best use for the property is potentially for a senior care or assisted living facility. Other uses include daycare and medical opportunities.

Size: 5.32 acres

Price: \$1,159,000

15 Victoria Street

Amherst

SALE



Existing concrete pad, ready for development. Excellent municipal tax breaks on new buildings. Centrally located in the downtown core. A great opportunity to gain a prime location in an accessible area for consumers and businesses.

Size: 20,364 SF

Price: \$98,000

Grand Lake Living

Louisbourg

SALE



2,160 acres of privately owned land on Grand Lake in Louisbourg. High-end housing destination & resort development community is underway with lots of potential for further development!

Size: 2,160 acres

Price: \$9.5M (100%) or up to 50% investment

150 Bissett Lake Road

Eastern Passage

SALE



The property is located in Cole Harbour and minutes from Rainbow Haven Beach. 70 acres of undeveloped land located at the Southern end of Bissett Lake where opportunity awaits.

Size: 70 acres

Price: \$875,000

229 South Albion Street

Amherst

SALE



Close to high-traffic Highway 104. Land is mostly cleared with excellent visibility and easy access. Directly across from Canadian Tire and the Amherst Mall. An excellent location to accommodate your development plans.

Size: 0.1 acres

Price: \$295,000

301 Sky Boulevard

Halifax

SALE



Many light industrial possibilities! Rectangular shaped lot with 328.5 feet of frontage on Sky Boulevard. There is electricity, telephone, police and fire protection. It is zoned AE-4 (Aerotech Business) and PWS (Protected Water Supply).

Size: 27.65 acres

Price: \$265,000

1232 Bedford Highway

Bedford

SALE



Existing rentable structure onsite; two commercial units and one penthouse residential unit with basin views. On a high traffic thoroughfare in the heart of Bedford, with ample surrounding amenities. Potential for exciting redevelopment project.

Size: 1.07 acres

Price: \$2,200,000

AVISON YOUNG

1657 Bedford Row
Halifax, NS
B3J 1T1

Phone: 902.454.6185

Fax: 902.454.2095

AvisonYoung.com



Investment

Walker Terrace

119 Walker Avenue, Sackville, NS

SALE



25 unit condominium portfolio. With a controlling interest in the project (25/32 units), you have the ability to ensure this property is well looked after for years to come. All units are large and well laid out.

Size: 32,500 SF

Price: \$6,875,000

Multi-Residential

576 Prince Street, Truro

SALE



A mixed-use asset containing 9 commercial and 16 multi-residential units. Located in the heart of downtown Truro. Residential rents have been steadily increasing.

Size: 42,204 SF

Price: \$3,398,000

11 & 21 Thornhill Drive

Dartmouth

SALE



This two asset, multi-tenant, quality Class B sub-urban office and light industrial opportunity is in an excellent location within the Burnside Business Park.

Size: 42,291 SF

Price: \$7,049,000

Industrial

41 Akerley Boulevard

Dartmouth

SALE



Located on a high traffic thoroughfare in the heart of Burnside. Steel framed with brick and standard commercial finishes.

Size: 40,750 SF

Price: \$3,495,000

95 Ilsley Ave, Unit 'B'

Dartmouth

SUBLEASE



Approximately 5,400 sq feet of Warehouse / Office Space. Great sub-letting opportunity in a very tight Industrial Office/Warehouse market in Burnside.

Size: 5,400 SF

Price: \$11.75 SF/yr (Gross)

109 Simmonds Drive

Dartmouth

SALE



Warehouse distribution and manufacturing facility boasting a landscaped front yard. Secure, fenced perimeter, asphalt paved parking and yard areas. Option to include office and lunch room furniture.

Size: 14,400 SF

Price: \$1,690,000

18 A Rosedale Drive

Dartmouth

LEASE



5,000 square feet of warehouse space available with small office component. \$12 gross which includes heat. 16 Foot Ceilings. Great central Dartmouth location near MacDonald Bridge.

Size: 5,000 SF

Price: \$12.00 SF/yr (Gross)

3731 MacKintosh Street

Halifax

SALE



6,035 square feet of Industrial space available May 1st.

Size: 6,035 SF

Price: TBD

3204 Barrington Street

Halifax

LEASE



Open warehouse concept with four bays along with show room space.

Size: 4,319 SF

Price: \$11.00 SF/yr (NNN)

Retail

Nine Mile Circle

620 Nine Mile Drive | Halifax

LEASE



Last retail unit available! This ground floor unit was formerly occupied by Goji's Frozen Yogurt. Some of the leasehold improvements remain such as washrooms, sinks and additional plumbing. The space has been left in an open format, with ready for paint exterior walls and basic floor finishes.

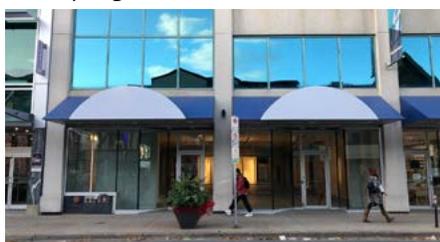
Size: 2,037 SF

Price: Call for Pricing

Bond Building

5475 Spring Garden Road, Halifax

LEASE



Two high street retail units available. Top site opportunity to catch customers' attention and drive record sales. Each unit features 17.5 feet of street exposure with brand new 10 foot floor to ceiling glass windows and contemporary canopy facade.

Size: 1,822 - 3,744 SF

Price: Negotiable

Beaverbank Station

991 Windgate Drive, Beaverbank

SALE



Totally renovated 2,200 SF historic style building on a 17,500 SF lot. Located at the Windgate & Beaver Bank crossroads, with lots of traffic and surface parking. Voted by The Coast as Best Pub & Eatery in Beaverbank.

Size: 2,200 SF

Price: \$815,000

The Boss

56 Supreme Court, Halifax

LEASE



Major new mixed use commercial development with small format retail units available. Space is both bright and comfortable, crafted with high quality construction. Excellent onsite amenities and parking.

Size: 760 - 2,348 SF

Price: Please contact for details

211 John Savage Avenue

Dartmouth

SALE OR LEASE



Two buildings supporting a variety of commercial uses at the intersection of Wright Avenue and John Savage Avenue. Plenty of parking and located close to Dartmouth Crossing retail park.

Size: 14,500 SF / 8,600 SF

Price: \$2,950,000 / \$7.95 SF/yr (NNN)

Portland Hills Centre

635 Portland Hills Drive, Dartmouth

LEASE



Located in Portland Hills, an established and growing neighbourhood with high visibility. Easy access to 2nd floor via elevator. High quality construction, built with concrete and steel, brick, stone and glass exteriors.

Size: 750-3,258 SF

Price: \$16.00 - 22.00 SF/yr (NNN)

Myers Green - Upper Tantallon

13535 Peggy's Cove Road

LEASE



Welcome to the LEED® Gold Certified upcoming new building, Myers Green. Tenants can pre-lease all 24,000 SF or the space can be divided into 6,000 SF blocks. Excellent onsite parking. Upper Tantallon is a highly desirable area with lots of retail anchors in the immediate node.

Size: 6,000 SF

Price: Please contact for details

Pita Pit - Spring Garden Road

Halifax, NS

BUSINESS FOR SALE



Located on the corner of Queen Street and Spring Garden Road in the heart of the retail world in downtown Halifax, this Pita Pit location has developed a loyal client-base from within the building and the general Spring Garden Road area at large over the past ~ five years.

Size: 1,265 SF

Price: \$480,000

Grafton Park

1537 Brunswick Street, Halifax

LEASE



Situated between Spring Garden Road shopping district, Argyle Street entertainment district and Halifax's office towers, Grafton Park offers the ultimate catchment platform for retailers. Brand new building with large glass windows, concrete interior and 12 foot high ceilings.

Size: 5,120 SF

Price: \$34.00 SF/yr (NNN)

Office

1657 Bedford Row

Halifax

LEASE



Office space on Lower Water Street above the notable Halifax Distillery Co. offers 3,000 customizable SF for your business needs.

Size: 3,389 SF

Price: \$8.00 SF/yr (NNN)

1687 Bedford Highway

Bedford

LEASE



2nd & 3rd level office space available with free exterior parking. Bedford highway's high exposure thoroughfare offers an abundance of amenities with great on site signage opportunities.

Size: 1,613 SF

Price: \$12.00 - 20.50 SF/yr (NNN; Gross)

229 Herring Cove Road

Halifax

LEASE



This finished commercial unit is stacked across three levels, each with a 756 +/- sf floor plate, private entrance, three-piece bathrooms and high quality finishes.

Size: 2,268 SF

Price: Negotiable

Westphal Place

100 Main Street, Dartmouth

LEASE



Access your second level office by the new elevator recently added. This customizable office space located on the second level of the main building has a large outdoor parking lot and exterior building signage available.

Size: 2,000-14,000 SF office space available

Price: \$10.00 net / \$9.00 operating

Venture Run

137 Venture Run, Dartmouth

LEASE



LEED Gold Certified, beautiful new building has 4,925 SF of rentable office space on the 2nd floor. Tenants enjoy excellent on site parking and ease of access to highways.

Size: 4,925 SF

Price: \$14.00 SF/yr (NNN)

1093 Bedford Highway

Bedford

LEASE



Large, spacious office with plenty of room for social distancing and an onsite super. With two washrooms (shower included), lots of room to walk around, and a cute kitchen, this cozy space will make you and your team feel at home.

Size: 1613 SF

Price: \$24 PSF Semi-Gross

30 Damascus Road

Bedford

LEASE



A great find of Class A retail and office spaces for lease in this popular complex. Two 1,500 SF retail units and up to 14,000 SF of office available. High-traffic area with great neighbours (Tim Hortons, Canadian Tire, and Walmart).

Size: 2,000- 8,000 SF

Price: \$24.40 - 24.94 SF/yr (Gross)

26 Akerley Boulevard

Dartmouth

LEASE



Class A property offers 2,500 SF retail on the ground floor and 2,900 SF office on the second level. Well-maintained high-profile building with ample on-site parking.

Size: 5,400 SF

Price: \$14.00 SF/yr (NNN)

11 Paige Plaza

Lower Sackville

LEASE



800 SF of retail/office space found in the heart of Lower Sackville. Great frontage facing the Beaver Bank Connector near Downsview Plaza. Easy access for staff or customers by car or public transit.

Size: 800 SF

Price: \$17.00 SF/yr (MG)

Moncton featured listings

Evolution Place

Dieppe, NB

MIXED USE LEASE



Located on both corners of a brand new intersection on busy Champlain Street, Evolution place consists of 48 apartment units and more than 8,000 SF of prime commercial space.

Size: 8,000 SF

Price: Contact for details

1000 St. George Boulevard

Moncton, NB

OFFICE LEASE



This modern unit is move-in ready. Recently renovated and includes several large offices, boardroom/meeting rooms, kitchen/lunchroom, reception, ample parking and backlit pylon signage.

Size: 6,534 SF

Price: \$23.00 SF/yr (Gross)

40 Englehart St.

Dieppe, NB

LAND SALE



12.125 Acre lot located just off of Dieppe Blvd. Perfect site for commercial development. High traffic location with quick access to highway. Located in urban modern development.

Size: 12.125 acres

Price: \$995,000

555 Edinbrough Drive - Unit 4

Moncton, NB

WAREHOUSE LEASE



Mixed use office/warehouse building. Handicap accessible, natural gas & electric heating. Fully sprinkled, lighted signage available. Ample parking, centrally located to Wheeler Boulevard and Trans Canada Highway.

Size: 1,400 SF

Price: \$8.50 SF/yr (NNN)

331A Champlain Street

Dieppe, NB

SUBLEASE



This ground floor office space is modern and turnkey. No renovations required. The unit itself consists of 4 offices, 1 bathroom, and 1 kitchenette. Free onsite parking and signage opportunities. This unit is currently available for sublease.

Size: 1,008 SF

Price: Negotiable

669 Babin Street

Dieppe, NB

OFFICE/WAREHOUSE LEASE



A great combination of office space and warehouse, this unit has so much potential. This unit offers grade level loading, bathroom, office space, large warehouse, mezzanine, signage opportunities and more. Virtual tour available.

Size: 7,288 SF

Price: \$7.50 SF/yr (NNN)



329 Champlain Street

Dieppe, NB

OFFICE LEASE



1008 SF of office space that is move-in ready with Three offices, bathroom, kitchenette, and more. Lots of free onsite parking and signage opportunities. Virtual tour available.

Size: 1,008 SF

Price: \$22.00 SF/yr (Gross)



323 St. George St.

Moncton, NB

OFFICE LEASE



Private entrance with staircase, large windows providing lots of light, waiting room with private office, (3) additional offices, (2) washrooms, ample on-site ground parking. Available immediately. Virtual tour available.

Size: 1,456 SF

Price: \$8.00 SF/yr (NN)



835 Champlain St.

Dieppe, NB

OFFICE LEASE



Three large offices and an open area that can be used as reception or waiting in this second floor suite. Two common area kitchens, lunchrooms, and bathrooms.

Size: 994 SF

Price: \$20.00 SF/yr (Gross)

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YOUNG**

Phone: 506-588-0434
AvisonYoung.com

653 St. George Blvd. Suite 200
Moncton, NB E1E 2C2