

**AVISON
YOUNG**

Nova Scotia commercial properties

Q1 2021



Platinum member

Office



Thornhill Drive Portfolio

11 & 21 Thornhill Drive, Dartmouth

This two asset, quality Class B suburban office building paired with light industrial space, is in an excellent location within the Burnside Business Park. This multi-tenant scenario provides for investment stability. Healthy amounts of capital expenditure under the current ownership for your long term benefit.

SALE **Size:** 42,291 SF **Price:** \$7,049,000

Retail



Grafton Park

1537 Brunswick Street, Halifax

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, raw concrete interior and 12 foot high ceilings.

LEASE **Size:** 5,120 SF **Price:** \$34.00 SF/yr (NNN)

Industrial



Warehouse facility

109 Simmonds Drive, Dartmouth

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

SALE **Size:** 14,400 SF **Price:** \$1,690,000

Land & development



Cradle of Hockey

College Road RR#1, Windsor

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 – the perfect opportunity for you to create your dream.

SALE **Size:** 23.78 acres **Price:** \$1,380,000

Retail

Massage Addict - Sydney River

45 Keltic Drive

BUSINESS FOR SALE



This Canadian owned and operated franchise business has been built with a solid client base and great growth potential still remaining! There is an existing multi-year lease with landlord until 2026. It is the perfect turn key operation, with staff and equipment ready for new owners.

Size: 2,500 SF

Price: \$459,000

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: 572 - 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



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)

“ During the health and economic crises of 2020, 70% of businesses in Burnside remained open. Many businesses retooled and supplied our community with the necessary products and services needed to combat the health crisis. Several of our businesses thrived due to the nature of their products or services. The businesses that were regulated to close have mostly reopened and found a way to service customers safely. There are several new buildings being constructed to be open in 2021. Burnside is strong, resilient and welcomes all new businesses. ”



Dee Deuville
Chair, Greater Burnside
Business Association

Investment

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

Berwick Heights Golf & Country Club

3060 Hwy #221, Weston

SALE



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.

Size: 180 acres

Price: \$1,685,000

River Oaks Golf Club Limited

Meaghers Grant

SALE



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.

Size: 290 acres

Price: \$1,695,000

Multi-Residential

576 Prince Street, Truro

SALE



A mixed-use asset containing 10 commercial and 15 multi-residential units. Located in the heart of downtown Truro. Vendor guarantees 100% occupancy or equivalent for 12 months post-closing.

Size: 42,204 SF

Price: \$3,398,000

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

Uniacke Pines Golf & Country Club

83 Alder Lane, Mount Uniacke

SALE



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.

Size: 80 acres

Price: \$1,100,000

Land & development

1274 Hammonds Plains Road

Hammonds Plains

SALE



3,640 SF building on 24,636 SF of land. Zoned P-2 community facility, site is rectangular and level. Building has large kitchen area suitable for groups and events. Also contains an open hall area with washrooms, greeting area and storage.

Size: 3,640 SF

Price: \$495,000

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

103 Cobequid Road

Lower Sackville

SALE



3.5 acres of land, prime location for an assisted living development. Close to Hospital, in high traffic location with ample parking. Preliminary development approval secured from the Municipality with additional density possible through negotiation.

Size: 3.5 acres

Price: \$1,200,000

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

LOT M1 & M2 - Main Street

Stewiacke

SALE



Two lots approved for multi residential and senior complexes. This community will have over 100 single family homes, five multi-unit complexes, 28 town houses and 54 villas all tastefully integrated into 40 acres. Various amenities planned.

Size: 3.01 acres

Price: M1 - \$288,000 M2 - \$432,000



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 office 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: 745 SF

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

Herring Cove Road Portfolio

Halifax

SALE



Two building, mixed use portfolio is ideal for the owner occupier or long term investor. Ground floor is currently three commercial units but could be combined. The second asset is fully rented.

Size: 11,075 SF

Price: \$1,550,000

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)

445 Sackville Drive

Lower Sackville

SALE



Modern building available for sale or lease, suitable for office or retail needs. Freestanding, sturdy construction, with efficient geothermal heating. Beautiful finishes. Lots of great parking.

Size: 8,200 SF

Price: \$1,599,000

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: 1,500 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

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)

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 Edinburgh 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)

555 Edinburgh Drive - Unit 7

Moncton, NB

INDUSTRIAL 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: 1,754 SF

Price: \$8.00 SF/yr (NNN)

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)



1000 St. George Boulevard

Moncton, NB

OFFICE LEASE



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

Size: 6,534 SF

Price: \$23.00 SF/yr (Gross)

View more

**AVISON
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**Thank you
for your
interest**



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