

**AVISON
YOUNG**

Nova Scotia commercial properties

Q3 2021



 **CANADA
BEST
MANAGED
COMPANIES**

Platinum member

Investment



Real Estate & Business Opportunity

1575 Argyle Street, Halifax

This is your chance to purchase a rare asset located in the central business district of Halifax. This package includes both the physical real estate and restaurant, The Pint. Future uses include owner-occupier retail, office or mixed use redevelopment. The possibilities are endless.

SALE **Size:** 9,856 sf **Price:** \$6,000,000

Multi-Residential



South Park & Inglis St. Portfolio

South End, Halifax

Own a prime piece of the Halifax Peninsula. Long Term security, principal paydown and appreciation. This property offers a wide variety of possibilities including minor repair and as is type holding, or embark on a renovation project, increase rents and collect revenue over the long term.

SALE **Size:** 14 units **Price:** \$4,125,000

Retail



The Centre

1657 Barrington Street, Halifax

At the center of downtown Halifax, this two-storey, 32,000 sf commercial centre offers businesses the top opportunity to be a part of Halifax's thriving urban community. "The Centre" intersects everyone who works, lives, plays and visits Downtown Halifax.

Size: 5,000 - 16,000 sf **Price:** \$20.00 - 34.00 sf/yr (NNN)

Land & development



Redevelopment site for sale

56 Cow Bay Road, Eastern Passage

Total lot size of 19,482 square feet zoned C-2. Structures include two sheds (one of which is a workshop), and one main residential building. Short walk from Fisherman's Cove Heritage Centre, restaurants, Pharmachoice, gas stations, and the Eastern Passage waterfront.

SALE **Size:** 19,482 sf **Price:** \$599,000

Land & development

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 or best offer

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

Larry Uteck Boulevard

Parcel RL-KL-2, West Bedford

SALE



With access/frontage on both Larry Uteck Boulevard and Hammonds Plains Road, this property is ideal for low rise apartments, townhouses, or a senior care facility. Currently surrounded by commercial, institutional and residential uses.

Size: 9.0 acres

Price: \$2,350,000

Grand Lake Living

Louisbourg

SALE



2,160 acres of privately owned land on Grand Lake in Louisbourg. Large housing destination & resort development community is ready for the next level with lots of potential for 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

Uniacke Pines Golf & Country Club

83 Alder Lane, Mount Uniacke

SALE



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

Size: 80 acres

Price: \$1,100,000 or best offer



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

26-28 Aberdeen Street

Kentville, Nova Scotia

SALE



A multitenant commercial facility in downtown Kentville. Contains Covid resilient-type businesses including the Bank of Montreal, Keller Williams and the newly secured tenant.

Size: 21,500 sf

Price: \$1,750,000

Brier Island Lodge

557 Water Street, Digby

SALE



Live the Dream! Your own Resort/Lodge and a gorgeous home. Thirty eight guest rooms, main lodge, Dining Room and Bar/Lounge, looking out over the Bay of Fundy. Lots of upgrades and improvements!

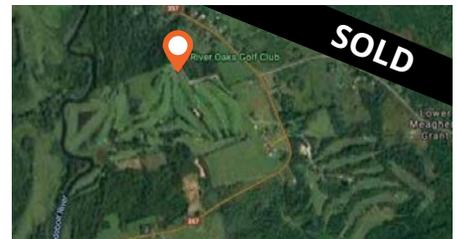
Size: ~8 acres

Price: \$2,375,000

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

Industrial

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)

1380 Cole Harbour Road

Dartmouth

LEASE



A freestanding 15,000 sf building and 13,000 sf heated warehouse space, 20' ceilings with 600 volt/3 phase electrical. An excellent space for storage or light manufacturing.

Size: 15,000 sf

Price: \$8.00 sf/yr (NNN)

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.

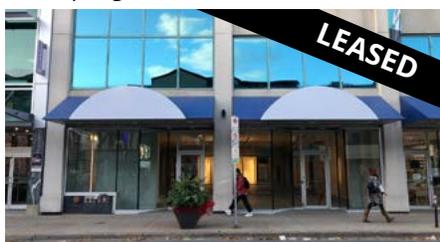
Size: 2,037 sf

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

The Crane

1475 South Park Street, Halifax

LEASE



This brand new mixed-use development on South Park Street provides retailers with unparalleled exposure to downtown Halifax's high density population. Large 33' x 10' windows give street front access to thousands of pedestrians and over 10,000 vehicles passing by each day.

Size: 5,138 sf

Price: Negotiable

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

Hold Fast Cafe

Halifax, NS

BUSINESS FOR SALE



Business for sale and buyer to assume lease. ~600sf of space, with open access to outside patio area. Thriving neighbourhood, with huge developments ongoing! Successful business, with around \$130,000 in sales in 2020, during a pandemic.

Size: ~600 sf

Price: \$85,000

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)

6440 Quinpool Road

Halifax, NS

LEASE



Rare small format (685 sf) turnkey space available on Quinpool Road. This boutique space was the former home of a trendy café and features vinyl laminate floors, two finished bathrooms, HVAC ductwork and rustic wood countertop. Not suitable for food users who require grease venting.

Size: 685 sf

Price: \$28.00 SF/yr (NNN)

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. Acquire business and lease!

Size: 1,265 sf

Price: \$480,000 or best offer

1660 Granville Street

Halifax, NS

LEASE



Located next to the entrance of Halifax's luxurious Roy condominiums, this demisable 2,500 sf space features seven large and bright windows, modern industrial awnings and 15 ft high ceilings. Excellent opportunity for small format occupiers to join the company of fellow neighbours MEC, Sake, Arthur's Urban Market and others.

Size: 1,100 - 2,500 sf

Price: \$29.00 sf/yr (NNN)

Office

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: 1,613 sf

Price: \$24 Psf Semi-Gross

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: 2,000 sf

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

229 Herring Cove Road

Halifax

SALE/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: \$575,000

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

172 Wentworth Drive

Halifax

LEASE



Contemporary design w/ unique layouts, designer finishes, and basin views. Ultra modern with heat pump air conditioning, electric car charging, video intercom and surveillance, and device controlled suite entry. 24 hour security and on-site manager.

Size: 1,000 sf

Price: \$30.00 sf/yr (NNN)

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)

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.

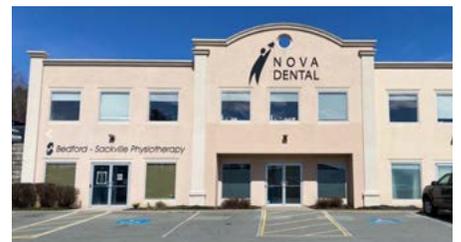
Size: 2,500-5,400 sf

Price: \$14.00 sf/yr (NNN)

447 Sackville Drive

Lower Sackville

LEASE



Office space for lease on ground floor, centre entrance, and with great signage opportunities. This space was previously leased by a physio clinic.

Size: 2,600 sf

Price: \$12.00 sf/yr (NNN) +CAM

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)

40 Blizzard St.

Fredericton, NB

SALE



Rare World Class Industrial Building. 'State of the art' indoor grow facility located in the Vanier Industrial Park & within a 10min drive to downtown Fredericton.

Size: 87,035 sf

Price: Contact for details

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)



333 St. George St.

Moncton, NB

OFFICE LEASE



Unit 102 is located inside of the Atrium at 333 St. George. This property has been fully restored and has the styling to match today's current trends. Located in downtown Moncton, this is one of few properties that has free on site parking.

Size: 630 sf

Price: Inquire 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)

**AVISON
YOUNG**

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



Industrial market snapshot

2021

Lots for sale by HRM

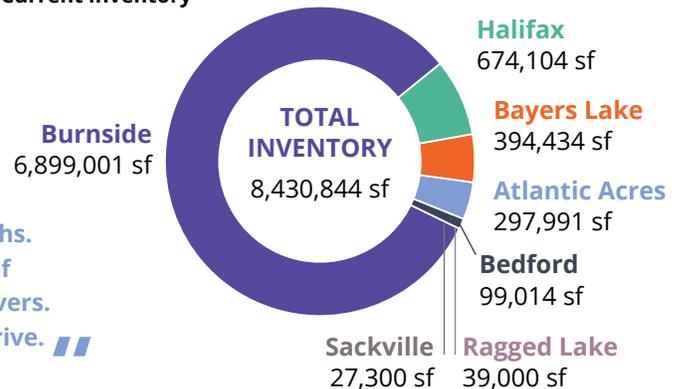
LOCATION	LOT #	SF	PSF
Burnside	1281	138,086	\$5.85
Burnside	1285	135,729	\$10.00
Burnside	1288	324,127	\$7.00
Burnside	1291	119,155	\$7.35
Burnside	1297	218,281	\$7.35
Burnside	1261B	104,615	\$7.35
Burnside	1263	137,201	\$6.60
Burnside	1273	119,270	\$7.15
Burnside	1279	170,014	\$10.00
City of Lakes	1136	130,507	\$6.50
City of Lakes	1148	173,966	\$6.55
City of Lakes	1150	249,162	\$6.75

Significant industrial sales

SELLER	ADDRESS	SIZE
Rainbow Net and Rigging	109 Simmonds Drive	14,400 sf
BUYER	ADDRESS	SIZE
O'Regan Properties Ltd	41 Akerley Boulevard	40,750 sf
Hallandale Properties	211 John Savage Avenue	25,300 sf
Amazon Canada Fulfillment Services, ULC	40 Oland Court	215,108 sf
M.G Nagle Holdings Ltd	1 Morris Drive	12,795 sf

Industrial leasing

Current inventory



“ We certainly believe that the average net rent for industrial space will increase over the next twelve months. Escalating construction costs for new product and lack of inventory [low vacancy] will continue to be the main drivers. Shipping and distribution businesses will continue to thrive. ”

— Robert Jennings, Senior Representative

Halifax

448,518
Population

\$7.76
Average net rent (psf)

5,490.35
Land area (km²)

4.45%
Average industrial vacancy

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