

AVISON  
YOUNG

# Nova Scotia commercial properties

Q4 2021



Platinum member

# Investment

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## Office Investment

48 Mellor Avenue, Dartmouth

Wonderful opportunity to own a single tenant, Federal Government leased, low maintenance asset. With significant investment by both the tenant and landlord, an existing long term lease in place, this property is sure to return excellent appreciation on your capital.

**SALE**      **Size:** 41,160 sf      **Price:** Please contact

# Industrial

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## Warehouse Distribution Facility

59 Rainbow Drive, Sherwood

Industrial building with 13,000 square feet of warehouse space with an additional 2nd floor mezzanine of office space for sale. Located one hour outside of the Halifax Regional Municipality and 20 minutes northeast of the historic seaside village of Chester, Nova Scotia.

**SALE**      **Size:** 14,200 sf      **Price:** \$1,600,000

# Retail

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## The Crane

1475 South Park Street, halifax

Prime downtown location with excellent exposure; 10,000+ VOD. Property features 33' by 10' glass window glazing and modern façade. Pre-equipped venting to accommodate grease hood for restaurant.

**Size:** 5,138 sf      **Price:** Negotiable

# Land & development

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## Berwick Heights Golf 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



# Land & development

## 61 Tacoma Drive

Dartmouth

**SALE**



A great opportunity for an investor or developer, this building represents a reliable income stream with a strong tenant, while waiting for permits for potential redevelopment. There are several developments planned for the area, including luxury condos, commercial, and medium residential.

**Size:** 8,134 sf

**Price:** \$1,529,000

## St. John the Baptist

1102 & 1110 Purcells Cove Road, Halifax

**SALE**



This one-of-a-kind redevelopment opportunity is located in a picturesque seaside area close to beautiful walking trails, all amenities and a marina. Rental opportunities are also abundant with three useable structure onsite in the short or long term. Formerly St. John The Baptist church.

**Size:** 58,720 sf

**Price:** TBD

## 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.

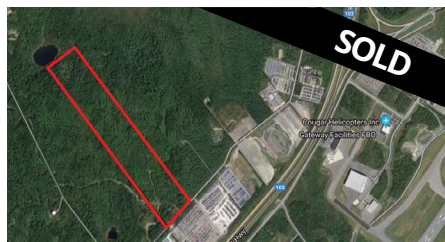
**Size:** 70 acres

**Price:** \$875,000

## 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

## 56 Cow Bay Road

Eastern Passage

**SALE**



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.

**Size:** 19,482 sf

**Price:** \$599,000

## 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

# AVISON YOUNG

1657 Bedford Row

Halifax, NS

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# 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.

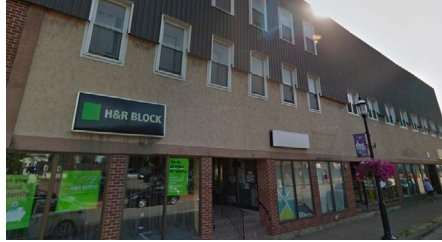
**Size:** 32,500 sf

**Price:** \$6,875,000

## Multi-Residential

576 Prince Street, Truro

**SALE**



A mixed-use asset containing nine 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.

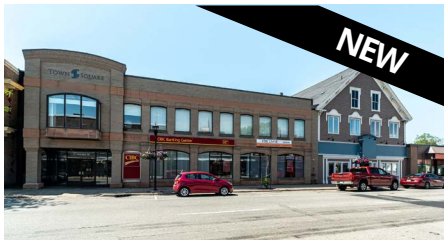
**Size:** 42,291 sf

**Price:** \$7,049,000

## Town Square

10-12 Webster Street, Kentville

**SALE**



This asset is a value add opportunity in an established hub of Nova Scotia. With many long time professional tenants in place, this is your opportunity to acquire a steady income stream with the potential to increase overall revenue with time. The building presents very well, welcoming visitors with a bright common area including sunny atrium.

**Size:** 32,835 sf

**Price:** \$2,650,000

## 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

## 1575 Argyle Street

Halifax

**SALE**



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.

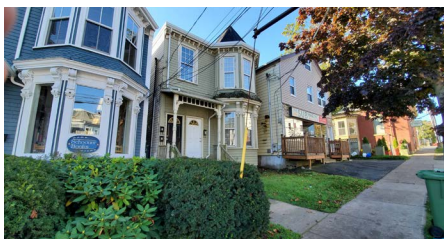
**Size:** 9,856 sf

**Price:** \$6,000,000

## South Park & Inglis St. Portfolio

Halifax

**SALE**



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.

**Size:** 14 units

**Price:** \$4,125,000

## 67 Main Street

Springhill

**SALE**



This is a great opportunity to acquire an asset in downtown Springhill. Tenants include the most popular local baseball-themed restaurant, a hair stylist, and the Progressive Conservative Party. The building includes one three bedroom apartment and two one bedroom apartments, with additional space that could be built out to support more leases.

**Size:** 10,000 sf

**Price:** \$749,000

## Comfort & Joy

248 Lincoln Street, Lunenburg

**SALE**



Local and from away Artists and Craftspeople look to this awesome store to market and sell their wares. Only local store running between two streets and is also nicely tucked in between the Post Office and 2 doors away from the very busy drug store. This is an awesome opportunity to carry on with this iconic store!

**Size:** ~5,000 sf

**Price:** \$185,000



# Retail

## 2983 Oxford Street

Halifax

LEASE



The location is comprised of ground level space for lease on a busy road in downtown Halifax. This west end location is surrounded by amenities and provides great exposure. Ideal for a small office or a small retail store.

**Size:** 1,267 sf

**Price:** Please contact

## 1660 Granville Street

Halifax, NS

LEASE



Located next to the entrance of Halifax's luxurious Roy condominiums, this demisable 2,691 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:** 2,691 sf

**Price:** \$30.00 psf Net

## 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 psf Net

## The Centre

1657 Barrington Street, Halifax

LEASE



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 psf Net

## 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:** \$439,900

## 30 Damascus Road

Bedford

LEASE



A great find of vibrant 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:** \$24.00 - 24.94 psf Net

# 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 psf 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 psf Net

## 80 Raddall Avenue

Burnside, Dartmouth

LEASE



Perfect for someone looking for ~8,000sf with lots of storage, mezzanines in each, grade level loading door as well as a dock level door in rear. Front entrance area is office space, boardroom, kitchen and storage and rear area is warehouse and mezzanine space.

**Size:** 4,000 - 8,000 sf

**Price:** Please contact

# Office

## 6363 Lady Hammond Road

Halifax

LEASE



This extremely well located office space is fully finished and ready for move-in with light cosmetic work. Onsite parking is available with prominent signage facing access to the MacKay Bridge. Space can be subdivided into a smaller unit.

**Size:** 7,219 sf

**Price:** \$14.00 psf Net

## 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:** \$24.00 psf Semi-Gross

## 229 Herring Cove Road

Halifax

SALE/LEASE



Don't miss this wonderful owner-occupier investment opportunity with paved surface parking. Close to all amenities, this property contains a fully rented two unit home, with a +/- 2,268 sf three level commercial addition for your business or future rental. Allow your equity to appreciate!

**Size:** 2,268 sf

**Price:** \$575,000

## 540 Southgate Drive

Bedford

LEASE



Physiotherapy and childcare center located on the corner of a busy intersection in Bedford. Currently occupied by a physiotherapy clinic and daycare centre. High visibility and vehicular traffic passing by daily.

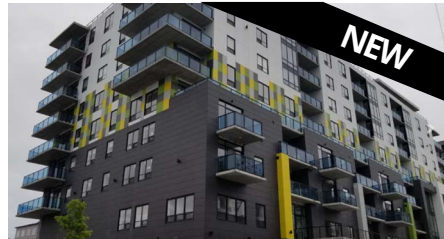
**Size:** 1,182 - 2,108 sf

**Price:** \$24.00 psf Net

## 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 psf Net

## 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 psf Net

## The Terrace

2085 Maitland Street, Halifax

LEASE



Charming brick-and-beam building in the North End of Halifax. Approximately 13,694 square feet of space, this is a wonderful opportunity. A short walk from several retailers, restaurants, and amenities on Gottingen Street.

**Size:** 13,694 sf

**Price:** Please contact

## 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:** 5,200 sf office space available

**Price:** \$10.00 psf Net

## 639 Portland Hills

Dartmouth

LEASE



High visibility location with lots of traffic in the established and thriving neighborhood of Portland Hills. Professionally managed and has onsite camera surveillance.

**Size:** 1,040 sf + 3,300 sf

**Price:** \$12.00 psf Net



# 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:** Please contact

## 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.

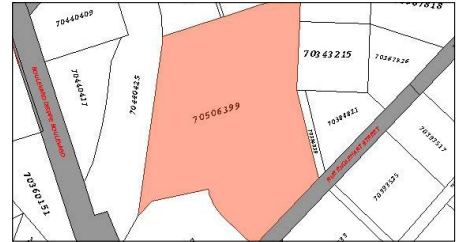
**Size:** 6,534 sf

**Price:** \$23.00 psf 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 psf Net

## 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:** Please contact

## 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:** \$7.50psf Net



## 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 psf Gross



## 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 psf Gross

## 105 Englehart Street

Dieppe, NB

**OFFICE LEASE**



Turnkey office space available in a quiet and very well-maintained multitenant building. This unit has a great reception area, several offices, bathroom, and storage. Zoned IT (Business and Technology Park), this unit can serve a multitude of uses including offices, retail establishment, health services, and more. Signage opportunities are available.

**Size:** 1,634 sf

**Price:** \$13.55 psf Net



# Retail market snapshot

Q4 2021

## Notable retail transactions

TENANT/BUYER	ADDRESS	SIZE
Rank Inc	21 MicMac Boulevard	675,000 sf
4329522 Nova Scotia Limited	245 Robie Street, Truro	201,758 sf
Bertossi Group	1325 Lower Water Street	7,000 sf 4,000 patio
Sushi Jet	1565 South Park Street	5,250 sf
envy + grace	5475 Spring Garden Road	5,094 sf
Queensberry Rules Boxing Studio	1565 South Park Street	4,301 sf

Retailers in greater Halifax are moving ahead from what we all hope were the worst impacts of the COVID 19 pandemic in early 2021 and 2020. Strong public health measures and uptake of immunizations have allowed for a loosening of restrictions, causing a healthy return of foot traffic for brick and mortar retailers.

Suburban inventory saw supply increases with the addition of Hogan Court, Brookline Plaza and 3080 Washmill Lake Drive, each arriving on market almost fully pre-leased. Absorption has been increasing as well with numerous mid and small format occupiers taking space in Halifax mainland and downtown.

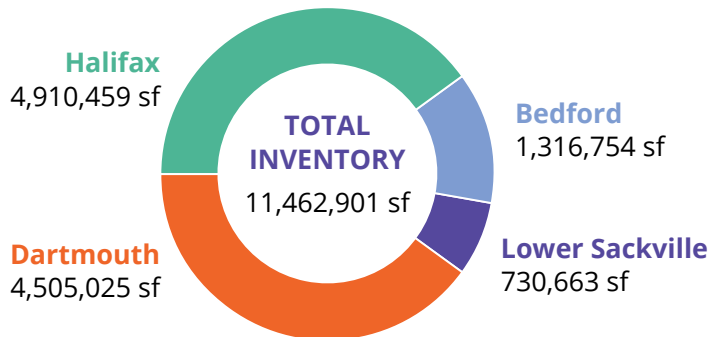
2021's retail trend for Nova Scotia would be main street driving our recovery and nowhere is that more evident than with our largest buy and sell trades in the sector; Mic Mac Mall by Rank Inc. and Truro mall by RCS. These locally owned and operated institutions have stepped in to breathe new life into the corner stones of our community's commerce.

Though bruised, our retail real estate market is anticipated to see further positive fundamental improvement in 2022 and beyond as the Nova Scotia's population and economy continues to fully recover and grow.

- Gerald Coleman, Sales Representative

## Retail leasing

HRM Market Size



### Halifax

Population 448,518

Land area (km2) 5,490.35

There are 31,682 small businesses in Nova Scotia. Support local.



### Average net rent (psf)

Downtown \$29.64  
Bedford \$19.98

Dartmouth \$17.15  
Sackville \$15.51

## Avison Young

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