

# C&WA MONTHLY LISTINGS REPORT

HALIFAX & SURROUNDING AREA

AUGUST 2015

# OFFICE SPACE FOR LEASE

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## NEW, 1669 GRANVILLE STREET, HALIFAX [VIRTUAL TOUR](#)

<b>Size</b>	Up to 6,996 sf	<b>Details</b>	Unique historic 3-storey building, recently renovated with modern fixtures.
<b>Price</b>	\$30.00 psf Gross	<b>Agent(s)</b>	James Boudreau



## NEW, CENTENNIAL BUILDING, HALIFAX

<b>Size</b>	961 sf	<b>Details</b>	Fully furnished office in Centennial Building w/ harbour views & elevator.
<b>Price</b>	Negotiable	<b>Agent(s)</b>	James Boudreau



## 6436 QUINPOOL ROAD, HALIFAX

<b>Size</b>	972 sf	<b>Details</b>	Modern 2 <sup>nd</sup> floor office space with great visibility and parking for one vehicle.
<b>Price</b>	\$1,825/mo. Gross + elec.	<b>Agent(s)</b>	Jamie Ferguson



## CORNWALLIS HOUSE, 5475 SPRING GARDEN ROAD, HALIFAX [VIRTUAL TOUR](#)

<b>Size</b>	1,493 – 4,100 sf	<b>Details</b>	Professionally managed building w/ underground parking & rooftop terraces.
<b>Price</b>	\$ 16.00 psf Net	<b>Agent(s)</b>	Jamie Ferguson



## MANULIFE TOWER ONE, 2717 JOSEPH HOWE DRIVE, HALIFAX [VIRTUAL TOUR](#)

<b>Size</b>	Up to 10,145 sf	<b>Details</b>	Class A, free parking, café, daycare & fitness facility. Can be demised.
<b>Price</b>	\$16.00 psf Net	<b>Agent(s)</b>	Bill MacAvoy



## KEARNEY LAKE PLAZA, BEDFORD

<b>Size</b>	12,500 sf	<b>Details</b>	2 <sup>nd</sup> floor office space on busy corridor; significant population growth in area.
<b>Price</b>	\$20.00 psf Net	<b>Agent(s)</b>	Steven Dexter   James Boudreau

# OFFICE SPACE FOR LEASE

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## 5445 ST. MARGARETS BAY ROAD, UPPERTANTALLON

<b>Size</b>	2,800 sf	<b>Details</b>	Now pre-leasing. Well-located new office space w/great signage opportunity!
<b>Price</b>	\$14.00 psf Net	<b>Agent(s)</b>	Jamie Ferguson



## ARMDALE PROFESSIONAL CENTRE, 2625 JOSEPH HOWE DRIVE, HALIFAX

<b>Size</b>	518 sf	<b>Details</b>	Reception, 2 offices, storage, washroom, kitchenette & free customer pkg.
<b>Price</b>	\$14.50 psf Net	<b>Agent(s)</b>	Steven Dexter   James Boudreau



## 617 WINDMILL ROAD, DARTMOUTH

[VIRTUAL TOUR](#)

<b>Size</b>	Up to 3,864 sf	<b>Details</b>	2 <sup>nd</sup> floor office space, high traffic corridor with great visibility & free parking.
<b>Price</b>	\$15.00 psf Gross	<b>Agent(s)</b>	James Boudreau



## 1378 BEDFORD HIGHWAY, BEDFORD

<b>Size</b>	3,500 sf	<b>Details</b>	Lease term negotiable; beautifully appointed office with excellent exposure!
<b>Price</b>	\$10.00 psf Gross	<b>Agent(s)</b>	Jamie Ferguson



## 18 ACADIA STREET, DARTMOUTH

<b>Size</b>	768, 1,805 & 2,572 sf	<b>Details</b>	Medical building, 2,572 sf 1 <sup>st</sup> floor finished space, 1,805 sf 3 <sup>rd</sup> floor raw space.
<b>Price</b>	Starts at \$11.50 psf Net	<b>Agent(s)</b>	Steven Dexter



## NELSON PLACE, 5675 SPRING GARDEN ROAD, HALIFAX

<b>Size</b>	2,355 sf	<b>Details</b>	Clinic space for sublet close to medical centre, ideal for chiro, massage, etc.
<b>Price</b>	Aggressive Rates	<b>Agent(s)</b>	Steven Dexter

# OFFICE SPACE FOR LEASE

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## CAMBRIDGE II, 202 BROWNLOW AVENUE, DARTMOUTH

<b>Size</b>	1,500 sf	<b>Details</b>	Ground floor w/ shared professional space, get more bang for your buck!
<b>Price</b>	\$16.00 psf Gross	<b>Agent(s)</b>	Steven Dexter



## 1741 BRUNSWICK STREET, HALIFAX

<b>Size</b>	1,562 sf	<b>Details</b>	Office space for sub-lease, could be available in 30 days, furniture negotiable.
<b>Price</b>	\$15.00 psf Net	<b>Agent(s)</b>	Jamie Ferguson



## 5992 SPRING GARDEN ROAD, HALIFAX

<b>Size</b>	1,023 sf	<b>Details</b>	Features 3 contemporary offices, kitchenette, boardroom & 3 pc. bathroom.
<b>Price</b>	\$1,700/mo. Semi-Gross	<b>Agent(s)</b>	Jamie Ferguson

# INDUSTRIAL SPACE FOR LEASE

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## 65 GLORIA MCCLUSKEY AVENUE, DARTMOUTH

<b>Size</b>	5,500 sf	<b>Details</b>	Steel framed building w/ signage, 24' ceilings & 12' roll-up grade level loading.
<b>Price</b>	\$7.75 psf Net	<b>Agent(s)</b>	Bill MacAvoy



## 53 & 93 MEMORIAL DRIVE, NORTH SYDNEY

<b>Size</b>	Up to 167,372 sf	<b>Details</b>	Excellent location 3 blocks from Port of Sydney. Min 24' clear ceilings.
<b>Price</b>	\$4.50 psf Net	<b>Agent(s)</b>	Steven Dexter



## 19 AKERLEY BOULEVARD, DARTMOUTH

<b>Size</b>	22,750 sf	<b>Details</b>	Dock & grade loading, 5 ton crane, 7,000 sf mezzanine office. Also for sale.
<b>Price</b>	\$5.75 psf Net	<b>Agent(s)</b>	Bill MacAvoy



## 215 CUTLER AVENUE, DARTMOUTH

<b>Size</b>	Up to 50,000 sf	<b>Details</b>	New construction (available in 12 months), 28' ceiling height, HWY visibility.
<b>Price</b>	\$8.50 psf Net	<b>Agent(s)</b>	Jamie Ferguson   Bill MacAvoy

# COMMERCIAL / RETAIL SPACE FOR LEASE

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## THE SHOPPES OF OSPREY VILLAGE, BRIDGEWATER

<b>Size</b>	877 – 4,027 sf (+ PAD)	<b>Details</b>	Easy access from Hwy 103, well anchored retail space in regional centre.
<b>Price</b>	\$22.00 psf Net	<b>Agent(s)</b>	James Boudreau   Steven Dexter



## KEARNEY LAKE PLAZA, BEDFORD

<b>Size</b>	12,500 sf	<b>Details</b>	Prime location, high visibility retail, significant near term population growth.
<b>Price</b>	\$25.00 psf Net	<b>Agent(s)</b>	Steven Dexter   James Boudreau



## MONAGHAN SQUARE, 6100 YOUNG STREET, HALIFAX

<b>Size</b>	Up to 28,000 sf	<b>Details</b>	Now pre-leasing for early 2017! Ground floor retail with excellent visibility.
<b>Price</b>	Please contact	<b>Agent(s)</b>	Jamie Ferguson



## THE SHOPS AT MILLS, 5486 SPRING GARDEN ROAD, HALIFAX

[VIRTUAL TOUR](#)

<b>Size</b>	Up to +/- 15,000 sf	<b>Details</b>	Prime retail w/ small boutique spaces available on high-street retail corridor.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Steven Dexter



## THE KEEP, 6112 QUINPOOL ROAD, HALIFAX

<b>Size</b>	Up to 21,505 sf	<b>Details</b>	Q1 2017, ground floor commercial/retail, busy corner of main arterial road.
<b>Price</b>	\$35.00 psf Net starting	<b>Agent(s)</b>	Steven Dexter   James Boudreau



## SPRING GARDEN PLACE, 5650 SPRING GARDEN ROAD, HALIFAX

[VIRTUAL TOUR](#)

<b>Size</b>	+/- 5,300 sf	<b>Details</b>	Prime downtown 2 <sup>nd</sup> floor restaurant space with capacity for 200+ patrons.
<b>Price</b>	\$14.00 psf Net	<b>Agent(s)</b>	James Boudreau   Bill MacAvoy

# COMMERCIAL / RETAIL SPACE FOR LEASE

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5992 SPRING GARDEN ROAD, <b>HALIFAX</b>			
<b>Size</b>	1,023 sf	<b>Details</b>	Street level retail space on high-street retail corridor. Available Sep. 2015.
<b>Price</b>	\$3,800/mo. Semi-Gross	<b>Agent(s)</b>	<b>Jamie Ferguson</b>



9198 COMMERCIAL DRIVE, <b>NEW MINAS</b>			
<b>Size</b>	2,245 sf	<b>Details</b>	Prime retail space in the premiere shopping area of the Valley!
<b>Price</b>	\$14.00 psf Net	<b>Agent(s)</b>	<b>James Boudreau</b>

# OFFICE & INDUSTRIAL SPACE FOR SALE

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## NEW, 22 WADDELL AVENUE, DARTMOUTH

<b>Size</b>	5,600 sf	<b>Details</b>	Fully occupied, rare small investment play, 7.7% cap rate.
<b>Price</b>	\$675,000	<b>Agent(s)</b>	Bill MacAvoy

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## NEW, 3600 KEMPT ROAD, HALIFAX

<b>Size</b>	23,280 sf	<b>Details</b>	Prime north peninsula location, highly visible 2-storey office building for sale.
<b>Price</b>	\$2,850,000	<b>Agent(s)</b>	Bill MacAvoy



REDUCED PRICE

## REDUCED PRICE, 100 THORNHILL DRIVE, DARTMOUTH

<b>Size</b>	11,923 sf	<b>Details</b>	Situated on large corner lot with 9 bay doors & over 4,500 sf of office space.
<b>Price</b>	\$1,199,000	<b>Agent(s)</b>	James Boudreau



## 19 AKERLEY BOULEVARD, DARTMOUTH

<b>Size</b>	22,750 sf	<b>Details</b>	Dock & grade loading, 5 tonne crane, 7,000 square foot mezzanine office.
<b>Price</b>	\$1,295,000	<b>Agent(s)</b>	Bill MacAvoy



## 448 MAIN STREET, KENTVILLE

<b>Size</b>	19,351 sf	<b>Details</b>	10,000 sf office, 1,800 sf warehouse, 1,200 sf garage + basement.
<b>Price</b>	\$1,390,000	<b>Agent(s)</b>	Bill MacAvoy



JUST BUILT!

## 75 WENTZELL DRIVE, BRIDGEWATER

<b>Size</b>	1,500 sf on 2 acres	<b>Details</b>	Prime commercial bldg. w/ excellent visibility in Bridgewater Business Park.
<b>Price</b>	\$449,000	<b>Agent(s)</b>	Steven Dexter



# COMMERCIAL / RETAIL SPACE FOR SALE

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## THE SHOPPES OF OSPREY VILLAGE, BRIDGEWATER

<b>Size</b>	13.98 acres	<b>Details</b>	Easy access from Hwy 103, well anchored retail development opportunity.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	James Boudreau   Steven Dexter



## 75 WENTZELL DRIVE, BRIDGEWATER

<b>Size</b>	1,500 sf on 2 acres	<b>Details</b>	Prime commercial bldg. w/ excellent visibility in Bridgewater Business Park.
<b>Price</b>	\$449,000	<b>Agent(s)</b>	Steven Dexter

# INVESTMENT & HOTEL PROPERTIES FOR SALE

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<b>DIGBY PINES GOLF RESORT &amp; SPA, 103 SHORE STREET, DIGBY</b>			
<b>Size</b>	147 rooms on 283 acres	<b>Details</b>	Features 18 hole golf course & Aveda concept spa. Avg. revenue of \$3.77 M.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	James Boudreau   Bill MacAvoy



<b>LISCOMBE LODGE, 2884 HIGHWAY #7, LISCOMB MILLS</b>			
<b>Size</b>	55 rooms on 89 acres	<b>Details</b>	Wilderness lodge, 30 guest rooms & 22 freestanding cottages/chalets.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	James Boudreau   Bill MacAvoy



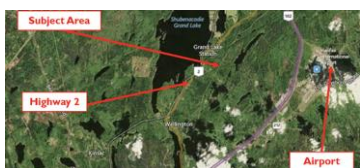
<b>509 KING STREET, BRIDGEWATER</b>			
<b>Size</b>	4,176 sf	<b>Details</b>	2 street level retail units w/ long term leases in place. 2 x 2 bed units above.
<b>Price</b>	\$460,000	<b>Agent(s)</b>	James Boudreau

# LAND FOR SALE

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<b>NEW, EMERSON WHITE LOOP, KENNETCOOK</b>			
<b>Size</b>	+/- 4,000	<b>Details</b>	4,000 acres of woodlands with saw & planer mill assets for sale.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Bill MacAvoy   James Boudreau



<b>NEW, BROOKHILL &amp; GIVEN DRIVE, GRAND LAKE</b>			
<b>Size</b>	97.46 acres	<b>Details</b>	Development agreement in place for 28 residential lots.
<b>Price</b>	\$425,000	<b>Agent(s)</b>	Bill MacAvoy



<b>MILL ISLAND, 368 NESBITT ROAD, WINDSOR</b>			
<b>Size</b>	+/- 5 acres	<b>Details</b>	High exposure, multi-use land development opportunity on Highway 101.
<b>Price</b>	\$999,000	<b>Agent(s)</b>	James Boudreau



<b>229 ALBION STREET, AMHERST</b>			
<b>Size</b>	1.09 acres	<b>Details</b>	Vacant land. Ideal for retail, wholesale, hotel, restaurant or medical.
<b>Price</b>	\$475,000	<b>Agent(s)</b>	Bill MacAvoy



<b>HAMMONDS PLAINS ROAD &amp; FRENCH VILLAGE STATION ROAD, TANTALLON</b>			
<b>Size</b>	Approx 2.5 acres	<b>Details</b>	Multi-Use zoning, great corner lot with lots of exposure.
<b>Price</b>	\$575,000	<b>Agent(s)</b>	Jamie Ferguson



<b>HOGAN COURT, LARRY UTECK WEST &amp; HWY 102, BEDFORD</b>			
<b>Size</b>	2 - 15.2 acres	<b>Details</b>	Highway exposure close to existing retail development at Larry Uteck Blvd.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Bill MacAvoy

# LAND FOR SALE

Click on a property photo to obtain further information online



## FORT EDWARD STREET, WINDSOR

<b>Size</b>	1.04 acres	<b>Details</b>	Approved multi-family development site, vendor is the Town of Windsor.
<b>Price</b>	\$195,000	<b>Agent(s)</b>	James Boudreau



## WENTWORTH ROAD COMMERCIAL LAND, WINDSOR

<b>Size</b>	8.35 acres	<b>Details</b>	Commercial land off Hwy 101, adjacent to proposed Canadian Tire site
<b>Price</b>	\$1,950,000	<b>Agent(s)</b>	James Boudreau

# SOLD / LEASED PROPERTIES



## **SOLD, THE HALIFAX CLUB, 1682 HOLLIS STREET, HALIFAX**

<b>Size</b>	15,056 sf	<b>Details</b>	Iconic historic property located in the heart of downtown Halifax.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Bill MacAvoy   James Boudreau



## **UNDER AGREEMENT, THE SUNSHINE INN, 4487 HIGHWAY 2, PARRSBORO**

<b>Size</b>	6,250 & 2,275 sf	<b>Details</b>	Tourism Ambassador Award winning motel situated on 54+ acres of land.
<b>Price</b>	\$499,000	<b>Agent(s)</b>	James Boudreau



## **UNDER AGREEMENT, 5639 SPRING GARDEN ROAD, HALIFAX**

<b>Size</b>	1,151 sf + 900 sf bsmt.	<b>Details</b>	Prime street level retail space with full basement, former Tim Hortons.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Steven Dexter   James Boudreau

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