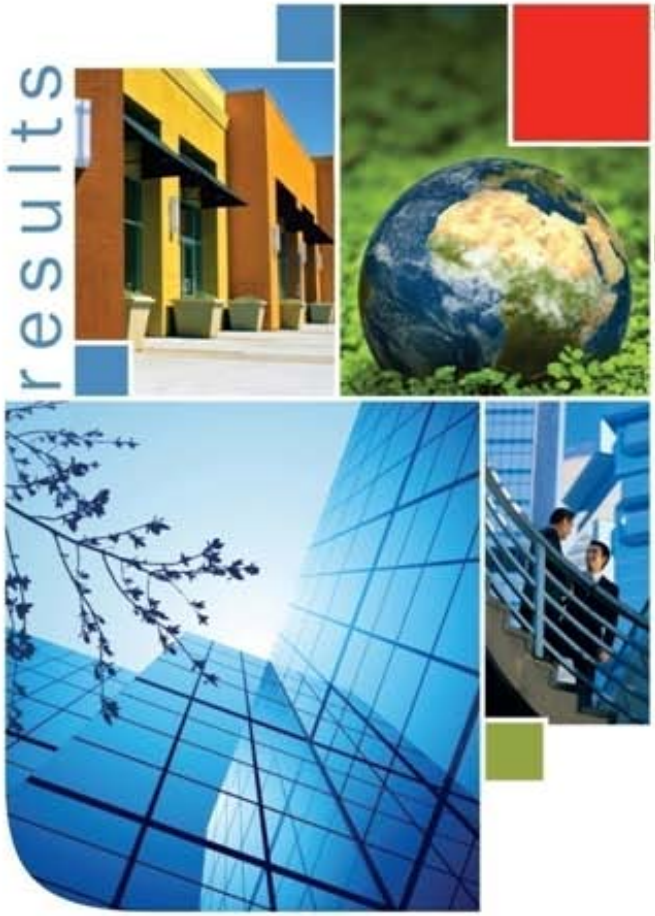

Cushman & Wakefield Atlantic

Monthly Listings Report
Halifax, Nova Scotia Market

DECEMBER 2011

CUSHMAN & WAKEFIELD® ATLANTIC

Office Space for Lease

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NEW – 111 Ilsley Avenue, DARTMOUTH

Size:	2,400 sq. ft.	Details:	Professional second floor office space in Burnside Industrial Park. Ample parking onsite.
Price:	$14.00 net psf	Listing Agent:	Michael Brown

NEW – 5476 Spring Garden Road, HALIFAX

Size:	1,500 sq. ft.	Details:	Excellent 3rd floor office space on the corner of Spring Garden Road, above Duggers.
Price:	$25.00 gross psf	Listing Agents:	Steven Dexter | Mat Houston

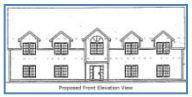
NEW – 53 St. Margaret's Bay Road, HALIFAX

Size:	766 sq. ft.	Details:	Second floor office space in new construction building. Ample onsite parking.
Price:	$2,100 / month Gross + utilities	Listing Agents:	Steven Dexter

1718 Argyle Street, HALIFAX

Size:	3,041 sq. ft.	Details:	Great downtown location! Sublet term expires December 31, 2013.
Price:	$30.82	Listing Agents:	Michael Brown

5445 St. Margaret's Bay Road, HALIFAX



Size:	Up to 4,000 sq. ft.	Details:	Ground and second floor office space. Signage opportunity & parking.
Price:	$14.00 - $16.00 Net psf	Listing Agents:	Jamie Ferguson

2411 Agricola Street, HALIFAX

Size:	7,379 sq. ft.	Details:	Office space on two levels. Also warehouse space with dock loading.
Price:	$15.00 **Sublet	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

1959 Upper Water Street, S205
Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

CUSHMAN & WAKEFIELD ATLANTIC

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St. Lawrence Place, HALIFAX

Size:	24,800sq. ft.	Details:	Pre-Leasing new construction Class A office space. Available Spring 2013.
Price:	Please contact for details	Listing Agents:	Andrew Belliveau

998 Parkland Drive, HALIFAX

Size:	3,266 sq. ft.	Details:	Second floor office space. Ample onsite parking. Good high traffic location & exposure.
Price:	$15.00 net psf	Listing Agents:	Michael Brown

617 Windmill Road, HALIFAX

Size:	Up to 12,525 sq. ft.	Details:	Fully finished office space in 2 separate buildings
Price:	Please contact for details	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

2334 Longard Plaza, (off Brunswick Street, bottom of "Ocean Towers"), HALIFAX

Size:	2,700 sq. ft.	Details:	10 offices, kitchen, boardroom. Lots of free parking!
Price:	$18.00 Semi Gross	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

1888 Brunswick Street, HALIFAX

Size:	2,887 sq. ft.	Details:	Turnkey premises which includes boardroom, offices, server room, storage & kitchenette.
Price:	$17.75 Gross psf – Sublet	Listing Agent:	Michael Brown | Brian Woods

1521 Grafton Street, HALIFAX

Size:	2,032 sq. ft.	Details:	2nd floor space; 6 offices/workrooms, reception and interior washroom. Parking available.
Price:	$18.00 Gross psf (utilities included)	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

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Office Space for Lease

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Magazine Landing, BURNSIDE

Size:	37,369 sq. ft.	Details:	Office / retail development off Windmill Road. Now pre-leasing. Fall 2012 occupancy.
Price:	Please call for details	Listing Agent:	Robert Jennings

18 Acadia Street, HALIFAX

Size:	4,377 sq. ft.	Details:	2,572 sf ground floor finished office space, 1,805 sf third floor raw space. Medical focus.
Price:	Starting at $11.50 net	Listing Agents:	Steven Dexter

2178 Gottingen Street, HALIFAX

Size:	1,800 sq. ft.	Details:	Ground floor office / retail space. Elec. not included.
Price:	$14.00 Gross	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

5288 St. Margaret's Bay Road, HALIFAX

Size:	600, 1,240 & 1,400 sq. ft.	Details:	Former accounting office & former massage clinic. Leaseholds in place. Available NOW.
Price:	$12.00 Net	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

2411 Agricola Street, HALIFAX

Size:	3,500 sq. ft.	Details:	Excellent frontage on Agricola Street. Minutes from downtown, located on bus route.
Price:	$18.00	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

3514 Joseph Howe Drive, HALIFAX

Size:	1,800 sq. ft.	Details:	Ideal for office, retail, medical, spa, or salon. Excellent central location! Great tenant mix.
Price:	$14.00 psf	Listing Agents:	Jamie Ferguson

1657 Bedford Row, HALIFAX

Size:	7,200 sq. ft.	Details:	Halifax Harbour views, large second floor space, could accommodate a number of uses.
Price:	$12.00 Net	Listing Agents:	Michael Brown

Industrial Space for Lease

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NEW – 67 Wright Avenue, DARTMOUTH

Size:	Up to 31,537 sq. ft.	Details:	4 dock loading doors, 18' clear ceilings, Natural gas heating, refrigerated storage.
Price:	$5.00 Net psf	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

95 Akerley Boulevard, DARTMOUTH

Size:	2,880 sq. ft.	Details:	Kitchenette & 4 private offices, One 10'x10' grade loading door. Term expires July 2013.
Price:	$7.00 Net psf– Sublet	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

40 Borden Avenue, DARTMOUTH

Size:	8,000 sq. ft.	Details:	4 dock loading doors. 14'-16' clear ceiling height. Sublet term expires October 31, 2012.
Price:	$5.75 Net – Sublet	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

11 Acadia Street, WOODSIDE

Size:	1,800 sq. ft.	Details:	Office space. Ample yard with fence.
Price:	$6.50 Net	Listing Agents:	Michael Brown | Tom Gerard | Mat Houston | Phil Bolhuis

221 Joseph Zatzman Drive, DARTMOUTH

Size:	4,000 sq. ft.	Details:	Two dock loading doors. 20' ceiling height. Sublet opportunity available immediately.
Price:	$8.00 Gross	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

49 Pettipas Drive, BURNSIDE

Size:	10,080 sq. ft.	Details:	Industrial flex, 11 dock loading doors, 14' ceilings, ample yard space.
Price:	$7.00 Net	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

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Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

CUSHMAN & WAKEFIELD ATLANTIC

3200 Kempt Road, HALIFAX

Size:	4,375 sq. ft. - Sublet	Details:	Six 10x10 grade loading, One 12x10 grade loading door, reception w/ glass storefront.
Price:	$7.50 Net psf	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

617 Windmill Road, DARTMOUTH

Size:	9,467 sq. ft. **For Lease OR Sale.	Details:	5,064 sf of warehouse with dock & grade loading.. 4,403 sf of warehouse/showroom.
Price:	Please contact for details	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

600 Windmill Road, DARTMOUTH

Size:	8,921 sq. ft.	Details:	High profile office, showroom with warehouse & yard space. Ample parking on-site.
Price:	Please contact	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

Commercial / Retail Space for Lease

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NEW – 5144 Morris Street (The Vic), HALIFAX

Size:	6,819 sq. ft.	Details:	Located on the busy corner of Hollis & Morris Street, excellent signage opportunity.
Price:	$25.00 psf Net	Listing Agents:	Michael Brown

1465 St. Margaret's Bay Road, HALIFAX

Size:	Up to 2,500 sq. ft.	Details:	Highly visible location on busy thoroughfare. Ample parking, signage opportunity.
Price:	$20.00 psf Net	Listing Agent:	Tom Gerard | Mat Houston | Phil Bolhuis

Magazine Landing, BURNSIDE

Size:	37,369 sq. ft.	Details:	Office / retail development off Windmill Road. Now pre-leasing. Fall 2012 occupancy.
Price:	Please call for details	Listing Agent:	Robert Jennings

958 Cole Harbour Road, DARTMOUTH

Size:	Four 1,200 sq. ft. units available	Details:	Ground floor commercial space in Time Plaza. Ample parking, great signage available!
Price:	$13.00 psf	Listing Agent:	Tom Gerard | Mat Houston | Phil Bolhuis

5 Cumberland Court, DARTMOUTH

Size:	1,247, 1,030 & 6,500 sq. ft.	Details:	Retail / office space in well established retail plaza.
Price:	$16.00 Net	Listing Agent:	Andrew Belliveau | Robert Jennings

5486 Spring Garden Road (Mills), HALIFAX

Size:	ONLY 950 sq. ft. REMAINING!	Details:	PRIME retail space located In the Mills building on Spring Garden Road
Price:	Starting rents $30 net psf	Listing Agents:	Andrew Belliveau | Steven Dexter

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Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

CUSHMAN & WAKEFIELD ATLANTIC

Commercial / Retail Space for Lease

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6238 Quinpool Road, HALIFAX

Size:	4,198 sq. ft.	Details:	Mixed use commercial building. Great visibility and signage opportunity on Quinpool Rd.
Price:	$10.00 - $20.00 psf	Listing Agent:	Tom Gerard | Mat Houston | Phil Bolhuis

St. Lawrence Place, HALIFAX

Size:	6,200 sq. ft.	Details:	Pre-Leasing new construction high profile retail space. Available Spring 2013.
Price:	Please contact for details	Listing Agents:	Andrew Belliveau

601 Sackville Drive, LOWER SACKVILLE

Size:	1,013 sq. ft.	Details:	High visibility location on the sought after Sackville Dr. Currently used as a dental clinic.
Price:	$16.00 Net	Listing Agent:	Jamie Ferguson

Notting Village, (On the corner of Boland & Wyse Road), DARTMOUTH

Size:	1,500 sq. ft. REMAINING	Details:	Office / retail ground level space. Excellent signage and traffic exposure
Price:	$15.00 Net	Listing Agent:	Robert Jennings

972 Cole Harbour Road, DARTMOUTH

Size:	2,196 sq. ft.	Details:	Ground floor commercial space. Highly visible location with great signage opportunity.
Price:	$16.50 Net	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

117 Kearney Lake Road, HALIFAX

Size:	1,658 sq. ft.	Details:	Former Physiotherapy Clinic in Wedgewood Plaza. Good exposure, signage and parking!
Price:	$19.00 net psf	Listing Agents:	Michael Brown

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Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

CUSHMAN & WAKEFIELD ATLANTIC

811 Reeves Street, PORT HAWKESBURY

Size:	Over 14,500 sq. ft.	Details:	Ground & Second floor office / retail space. Great exposure, possible signage, parking.
Price:	Please call for details	Listing Agent:	Robert Jennings

NEW – 53 & 93 Memorial Drive, NORTH SYDNEY

Size:	Up to 167,372 sq. ft.	Details:	Excellent strategic location 3 blocks from Port of Sydney. Min 24' clear ceilings.
Price:	$3.00 psf Net	Listing Agents:	Steven Dexter

140 Ilsley Avenue, DARTMOUTH

Size:	14,460 sq. ft.	Details:	Single storey, steel frame construction industrial building.
Price:	$1,350,000	Listing Agents:	Michael Brown | Tom Gerard

11 Acadia Street, WOODSIDE

Size:	23,500 sq. ft.	Details:	Warehouse with office, 3 grade & 1 dock loading door. Ample yard, fenced compound.
Price:	$1,500,000	Listing Agents:	Michael Brown | Mat Houston

3891, 3899, 3901 Highway #14, WINDSOR

Size:	20,862 sq. ft. & +/- 16 acres	Details:	Previously used as a concrete / ind. production and storage facility. PID: 45282555
Price:	$375,000	Listing Agents:	Michael Brown | Andrew Belliveau

1402 Cobequid Road, WAVERLEY

Size:	3,600 sq. ft. / 0.98 acres	Details:	Ideal owner occupied, 2 storey wood frame, manufacturing / repair shop.
Price:	$269,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

Commercial / Retail Space for Sale

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NEW – 1274 Hammonds Plains Road, HALIFAX

Size:	3,680 sq. ft.	Details:	Currently operating as a church facility. Excellent condition. 24,636 sq. ft. lot.
Price:	$475,000	Listing Agents:	Michael Brown

6466 Quinpool Road, HALIFAX

Size:	2,030 sq. ft.	Details:	Contains 1 residential unit with 1 street level commercial unit and parking area.
Price:	$795,000	Listing Agents:	Michael Brown | Andrew Belliveau

PRICE REDUCTION - 6238 Quinpool Road, HALIFAX

Size:	4,198 sq. ft.	Details:	Mixed use commercial building. Great visibility and signage opportunity on Quinpool Rd.
Price:	$795,000	Listing Agent:	Tom Gerard | Mat Houston | Phil Bolhuis

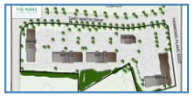
Bowood; 11 Lupin Street, Sandy Point, Lot AC, SHELBURNE

Size:	Over 132,000 sq. ft / 200 acres	Details:	11 Buildings designed for institutional, office, fitness, training/exhibition & residential use
Price:	$1,550,000	Listing Agent:	Robert Jennings | Michael Brown

32 Primrose Street, DARTMOUTH

Size:	4,500 sq. ft.	Details:	Office space, newly renovated throughout.
Price:	$395,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

West Bedford Development, BEDFORD



Size:	8.9 acres	Details:	Highly visible retail development site across from new 4 pad arena at entrance to HRM
Price:	$5,500,000	Listing Agents:	Steven Dexter

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Purdy's Wharf Tower 1
Halifax, NS B3J 3N2

CUSHMAN & WAKEFIELD ATLANTIC

Commercial / Retail Space for Sale

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Business for Sale, HALIFAX

Size:	Please contact for a CIM	Details:	Well established restaurant and bar located in the heart of Halifax. Successful history.
Price:	and further details.	Listing Agents:	Brian Woods | Paul Migel

378 Herring Cove Road, HALIFAX

Size:	24,984 sq. ft.	Details:	2 storey commercial / retail with a 9,942 sq. ft. unfinished basement.
Price:	$825,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

Barrington, Green, Kent Street Properties, HALIFAX

Size:	Total site area 25,550 sq. ft.	Details:	A land assemblage of 10 parcels; currently 27 residential rental flats & 1 commercial unit.
Price:	$8,000,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

26-30 Prince Arthur Street & 11-15 Princess Street, AMHERST

Size:	53,948 sq. ft.	Details:	Office & Retail Commercial buildings on 34,848 sq. ft. land including parking lot.
Price:	$3,900,000	Listing Agents:	Michael Brown

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269 Baker Drive, DARTMOUTH

Size:	Up to 1 acre	Details:	Ideal for retail developer or end user tenant. Minutes from Highways 111 and 118.
Price:	Please contact	Listing Agents:	Steve Dexter

Beech Hill Road, ANTIGONISH

Size:	Over 12 acres	Details:	Commercially zoned and; adjacent to the new divided highway with roundabout access
Price:	$1,400,000	Listing Agents:	Robert Jennings

Sandy Point Road, PORTERS LAKE

Size:	3.78 acres	Details:	Undeveloped land with 920 feet of water frontage on Porters Lake. PID: 00497990.
Price:	$549,000	Listing Agents:	Tom Gerard

301 Sky (Bell) Boulevard, ENFIELD

Size:	110.58 acres	Details:	Opposite to the Halifax Stanfield International Airport with Highway #102 visibility.
Price:	$880,000	Listing Agent:	Tom Gerard | Brian Woods

PRICE REDUCTION - 72 – 74 Primrose Street, DARTMOUTH

Size:	1 acre	Details:	2 undeveloped parcels of R-3 zoned Multi-Family Land. Potential of up to 45 res. units.
Price:	$350,000	Listing Agent:	Michael Brown

509 & 511 Pleasant Street, DARTMOUTH

Size:	Approx. 14,629 sq. ft.	Details:	Development land for sale; PID 00248153 & 00634055. Prime location! Zoned C-2 .
Price:	$351,288	Listing Agents:	Michael Brown

390 Windmill Road, DARTMOUTH

Size:	+/- 20,000 sq. ft.	Details:	Vacant corner lot at Windmill Rd. & Fernhill Dr. Potential to build 8,000 sq. ft. building.
Price:	$350,000	Listing Agents:	Brian Woods

Autumn Drive, SPRYFIELD

Size:	5.8 acres	Details:	Undeveloped residential zoned RDD.
Price:	$175,000	Listing Agent:	Michael Brown

492-494 Herring Cove Road, HALIFAX

Size:	30,000 sq. ft.	Details:	3 parcels of vacant, untouched, land. Ideal Multi-Residential development. Zoned R-4.
Price:	$250,000	Listing Agents:	Michael Brown

Highway #104, AMHERST EXIT

Size:	Up to 23 acres	Details:	Ideal for service, retail, hospitality or extended care.
Price:	Call for details	Listing Agents:	Andrew Belliveau | Bill MacAvoy

5686 Charles Street, HALIFAX

Size:	5,990 sq. ft.	Details:	Commercial land on peninsula just off Agricola Street
Price:	$369,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

Multi-Family Residential for Sale

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NEW – 279 Grant Street, NEW GLASGOW

Size:	19 Unit townhouse complex	Details:	40 stall paved parking lot, Lot size 43,538 sq. ft., Cap rate 7.3%, Zoned R-2.
Price:	$1,295,000	Listing Agent:	Michael Brown

6385 & 6389 Edinburgh Street, HALIFAX

Size:	3,584 sq. ft.	Details:	Small commercial space & 3 residential apartment units. Zoned R-2. Two parking spaces
Price:	$850,000	Listing Agent:	Michael Brown | Andrew Belliveau

1171 Bedford Highway, BEDFORD

Size:	1,800 sq. ft.	Details:	2 commercial units & 3 residential units. Lot size 4,770 sq. ft. Three parking spaces.
Price:	$450,000	Listing Agent:	Michael Brown | Andrew Belliveau

Sold / Leased Properties

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UNDER AGREEMENT - 21- 23 Alderney Drive, DARTMOUTH

Size:	8,124 sq. ft.	Details:	Mixed use commercial building. Great exposure and signage opportunity.
Price:	$600,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

SOLD- 33 Lakeside Park Drive, LAKESIDE

Size:	60,788 sq. ft.	Details:	Newly renovated ind / warehouse building. 30,000 sf leased to long term national tenant.
Price:	$3,300,000	Listing Agent:	Tom Gerard | Phil Bolhuis | Jamie Ferguson

SOLD– 3559 Robie Street, HALIFAX

Size:	3,692 sq. ft.	Details:	2 storey commercial building consisting of 4 separate units (3 office & 1 ground level flex)
Price:	$498,000	Listing Agent:	Michael Brown

UNDER AGREEMENT - 12 Dawn Drive, DARTMOUTH

Size:	2,315 sq. ft.	Details:	3 level building in Burnside Industrial Park. Large lot, asphalt paved parking lot.
Price:	$269,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

LEASED - 1063 Queen Street, HALIFAX

Size:	1,800 – 2,500 sq. ft.	Details:	Excellent south end opportunity. High visibility retail location with apartments above
Price:	$15.00 Net	Listing Agent:	Jamie Ferguson

LEASED - 6100 Young Street, HALIFAX

Size:	2,500 sq. ft.	Details:	Great central location. Ample free parking. Dock loading. Available immediately.
Price:	$10.00 psf Net	Listing Agents:	Jamie Ferguson

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CUSHMAN & WAKEFIELD ATLANTIC

Sold / Leased Properties

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UNDER AGREEMENT - Monarch / Rivendale Lands, LOWER SACKVILLE

Size:	32.5 acres	Details:	Frontage on Beaver Bank Road, Monarch Drive and Majestic Avenue.
Price:	$387,500	Listing Agents:	Brian Woods

UNDER AGREEMENT - Montague Lands, MONTAGUE GOLD MINES

Size:	14.81 acres	Details:	Undeveloped residential lands, zoned R-1 and resource.
Price:	$335,000	Listing Agent:	Michael Brown

UNDER AGREEMENT - 100 Highfield Park Drive, DARTMOUTH

Size:	55,965 sq. ft.	Details:	Vacant land and small multi-tenant building. Excellent frontage on Victoria Rd & Highfield.
Price:	$1,175,000	Listing Agents:	Michael Brown

LEASED - 592 Bedford Highway, HALIFAX

Size:	2,188 sq. ft.	Details:	Reception, 7 offices, 2 washrooms, meeting room, open work area, lunchroom & storage.
Price:	$27.00 Gross	Listing Agent:	Tom Gerard | Mat Houston | Phil Bolhuis

UNDER AGREEMENT - 122 Main Street, DARTMOUTH

Size:	9,168 sq. ft.	Details:	2 storey commercial/retail with attached warehouse facility.
Price:	$599,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

UNDER AGREEMENT - 8961 Commercial Street, NEW MINAS

Size:	18,574 sq. ft.	Details:	2 storey commercial / retail with attached warehouse facility.
Price:	$625,000	Listing Agents:	Tom Gerard | Mat Houston | Phil Bolhuis

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CUSHMAN & WAKEFIELD ATLANTIC

C&WA Commercial Sales & Leasing Advisors

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Andrew Belliveau
Commercial Sales & Leasing
902.482.2998 Office
902.488.8886 Cell
902.425.7374 Fax
abelliveau@cweast.com

Phil Bolhuis
Commercial Sales & Leasing
902.425.5887 Office
902.293.4524 Cell
902.425.7374 Fax
pbolhuis@cweast.com

Michael Brown
Commercial Sales & Leasing
902.482.1767 Office
902.229.6179 Cell
902.425.7374 Fax
mbrown@cweast.com

Steven Dexter
Commercial Sales & Leasing
902.425.0377 Office
902.222.2399 Cell
902.425.7374 Fax
sdexter@cweast.com

Jamie Ferguson
Commercial Sales & Leasing
902.425.4009 Office
902.209.5123 Cell
902.425.7374 Fax
jferguson@cweast.com

Tom Gerard, CCIM, SIOR
Senior Representative
Income & Investment Real Estate
902.425.1303 Office
902.830.1318 Cell
902.422.0327 Fax
tgerard@cweast.com

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Mat Houston
Commercial Sales & Leasing
902.425.8446 Office
902.412.2940 Cell
902.425.7374 Fax
mhouston@cweast.com

Robert Jennings
Commercial Sales & Leasing
902.425.2512 Office
902.830.8863 Cell
902.425.7374 Fax
rjennings@cweast.com

Brian Woods
Commercial Sales & Leasing
902.422.1321 Office
902.830.5060 Cell
902.425.7374 Fax
bwoods@cweast.com