

FOR LEASE

3 Sterling Road
Gloucester, Nova Scotia



Prime Retail Space

120 - 9,500 sf Various Interior and Exterior Retail Mall Units Available

PROPERTY OVERVIEW

PROPERTY TYPE

Single level retail mall in the heart of Gloucester

LOCATION

Sterling Road, King Edward Street, McKean Street

FEATURES

Enjoy being part of a single level retail mall conveniently located in the heart of Gloucester. Sterling Mall is comprised of a unique tenant mix, including some local retailers, pharmacy, food, jewellery and financial businesses. Locate yourself in the only enclosed retail mall in Gloucester.

AVAILABLE SPACE

Total # of Units: 5

Total sf Available: 120 - 9,500 sf



Accessible via
main thoroughfares



Frontage on
Sterling Road



+100 parking stalls



High traffic area



Building signage
with excellent
roadside visibility

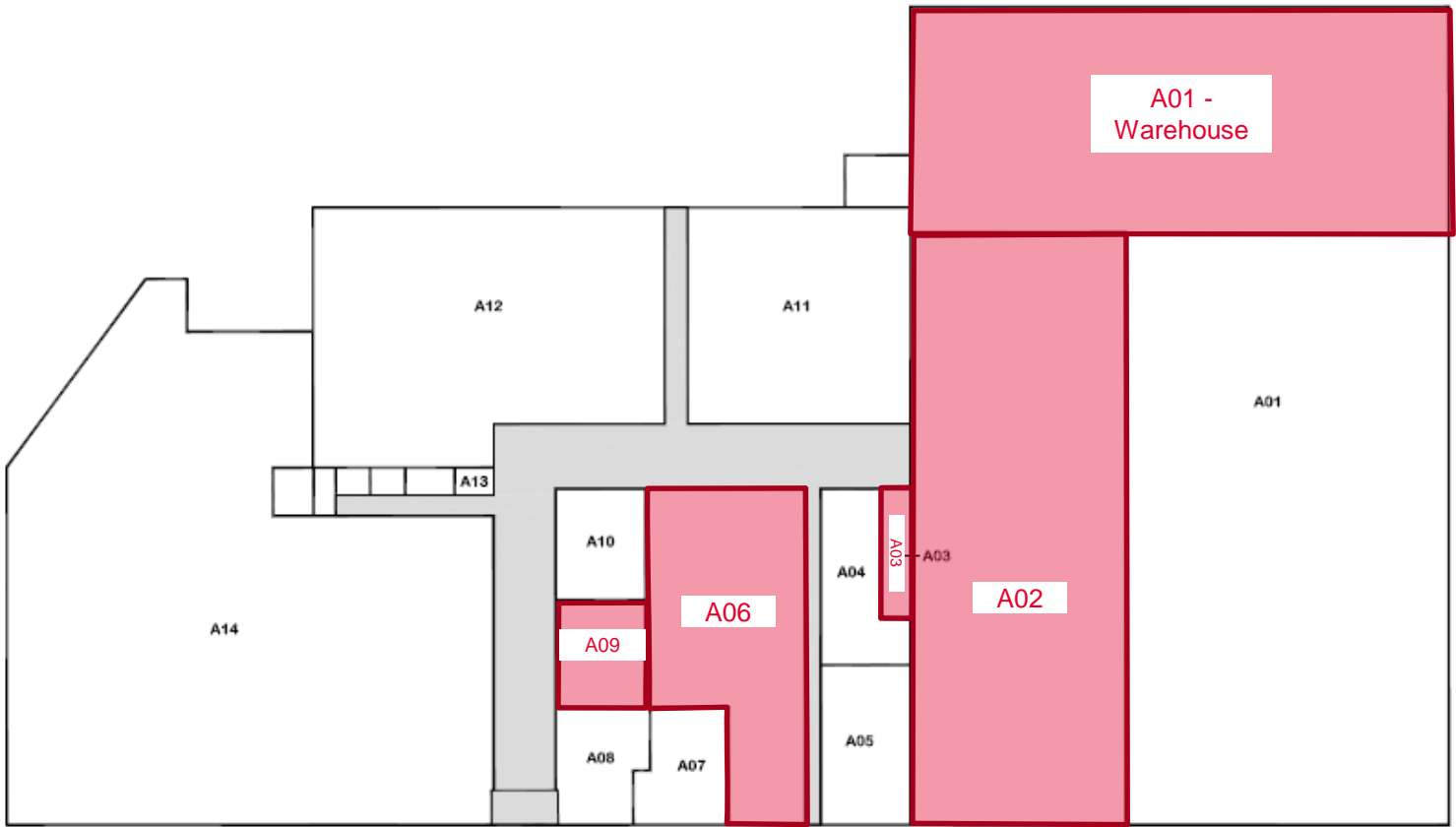


Prime ground floor
retail with direct
walk up entry

Contact

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Unit	Floor Plan	SF	Lease Rate	TMI	Location	Notes
114	A06	3,880	\$14.00	\$7.50	Exterior Facing	Retail space ideal for service or a quick serve restaurant
115B	A03	120	\$575 per month Gross	n/a	Interior Mall	Located down a quiet hallway perfect for office space
120	A09	3,091	\$10.00	\$10.75	Interior Mall	Prime retail space in the middle of the mall
New Interior Mall Space	A02	7,000	\$8.00	\$10.75	Interior Mall	Large space formerly used as a hardware store.
Warehouse	Back of A01	9,500	\$4.00	\$7.50	Exterior Back Exposure	At the back of the building ideal for activity based company or storage.

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LOCATION

Ideally located on high traffic Sterling Road in the heart of Glace Bay, centered in the main commercial node within the area. The property is located on the eastern shore of Cape Breton Island minutes from the Atlantic Ocean and Glace Bay Harbour. Only 24 minutes from the city centre of Sydney and 10 minutes from Cape Breton University. Easy access via the thoroughfares of Main Street, Reserve Street and Brookside Street. With a population of over 17,000 people the area offers a multitude of different amenities including financial institutions, a major university, hospital, grocery, gas, restaurants, retail, fitness facilities, professional services and educational institutions. More than 100 conveniently located parking spaces in the area mean you can park your car and shop conveniently at your leisure.



UNIVERSITY ACCESS
CBU



POPULATION
+ 17,000



IDEALLY POSITIONED
24 MINS FROM SYDNEY

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