

+/- 11,400 SF AVAILABLE | FOR SALE

# 66 TEMPLE TERRACE

LOWER SACKVILLE, NOVA SCOTIA



**PRIME OWNER-OCCUPIER OPPORTUNITY**



**Professional  
Office Setting**



## **THE OPPORTUNITY**

***LIST PRICE: \$3,600,000.00***

66 Temple Terrace is a professionally finished, standalone office building offered for sale in Lower Sackville. Currently owner-occupied, the property reflects long-term care and thoughtful use, creating a workplace that feels established, functional, and ready for its next owner.

With two finished levels and a semi-finished lower level with a separate entrance, the building offers flexibility for a range of business uses while maintaining a strong owner-occupier focus.





**Staff Area & Kitchen**



**Executive Finishes**



**Several Private Offices**

# PROPERTY OVERVIEW

66 Temple Terrace is a standalone commercial building situated on a generously sized site within an established Sackville commercial area.

The building's configuration supports clear internal organization and flexibility across levels, making it well suited for owner-occupiers seeking control and adaptability.

|                    |                               |
|--------------------|-------------------------------|
| Address:           | 66 Temple Terrace             |
| Property Type      | Professional Office           |
| Current Use:       | Owner-occupied office         |
| Building Size:     | +/- 11,400 sf                 |
| Floors:            | 2-Stories + lower level suite |
| Site Area          | 39,134 sf                     |
| Parking:           | Paved stalls                  |
| PID                | 4123362                       |
| AAN:               | 10002991                      |
| Assessment (2026): | \$1,667,900                   |

# PROPERTY HIGHLIGHTS



## STANDALONE, 2-STOREY OFFICE BUILDING

A single-user structure with no shared common areas.



## EXECUTIVE FINISHES THROUGHOUT

The interior reflects long-term owner occupancy and a focus on quality.



## OFFICE CONFIGURATION

The building is best suited to office use, while offering options for separate uses.



## EFFICIENT, FLEXIBLE FLOOR PLATES

Spaces support private offices, meeting rooms, and collaborative work areas.



## PROFESSIONAL EXTERIOR PRESENCE

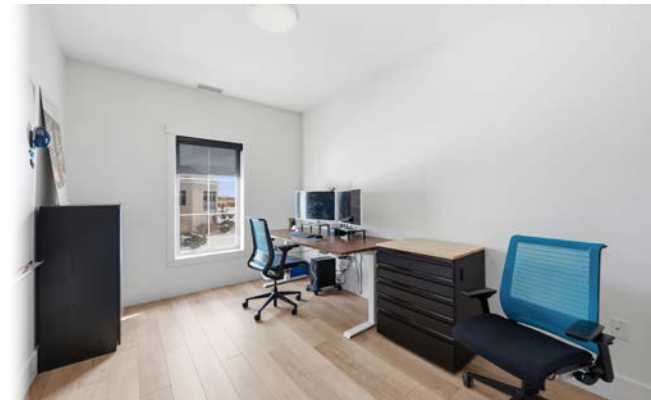
The building presents well from the street and reflects the businesses it serves.



# DESIGNED FOR OWNER OCCUPANCY

66 Temple Terrace has been used as an owner-occupied office, and the difference is apparent. The space feels intentional and cohesive, shaped by daily use rather than short-term leasing considerations.

The current layout allows businesses to organize teams or functions logically, while ownership provides control over customization, long-term planning, and workplace culture.

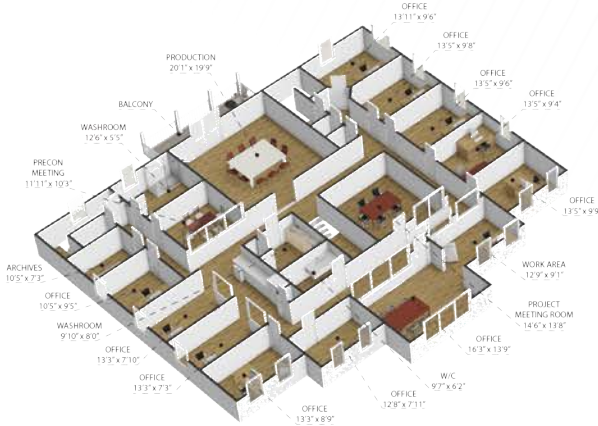


# FLOOR PLANS

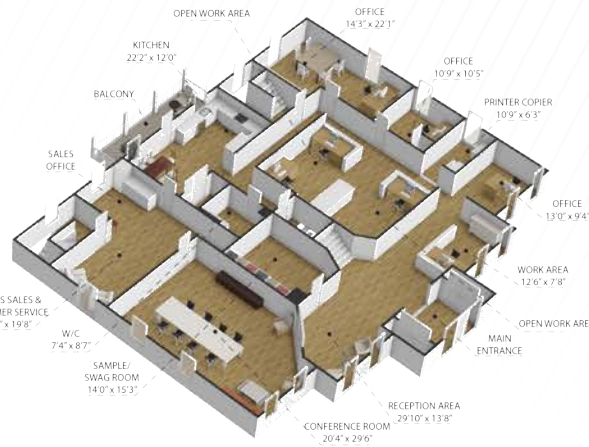
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**VIRTUAL TOUR**



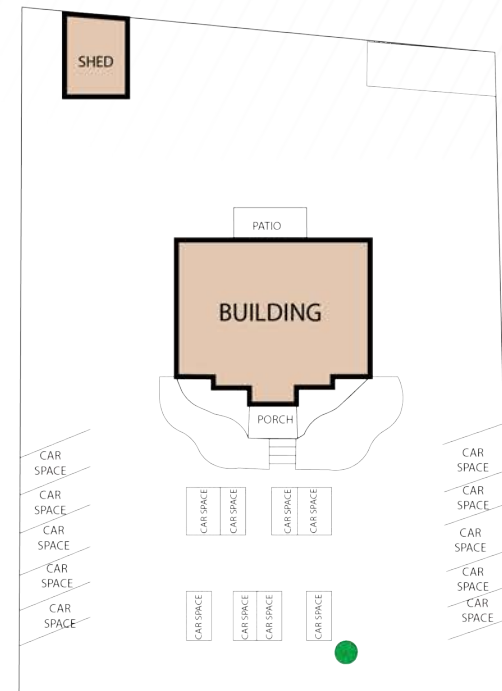
**THIRD FLOOR**



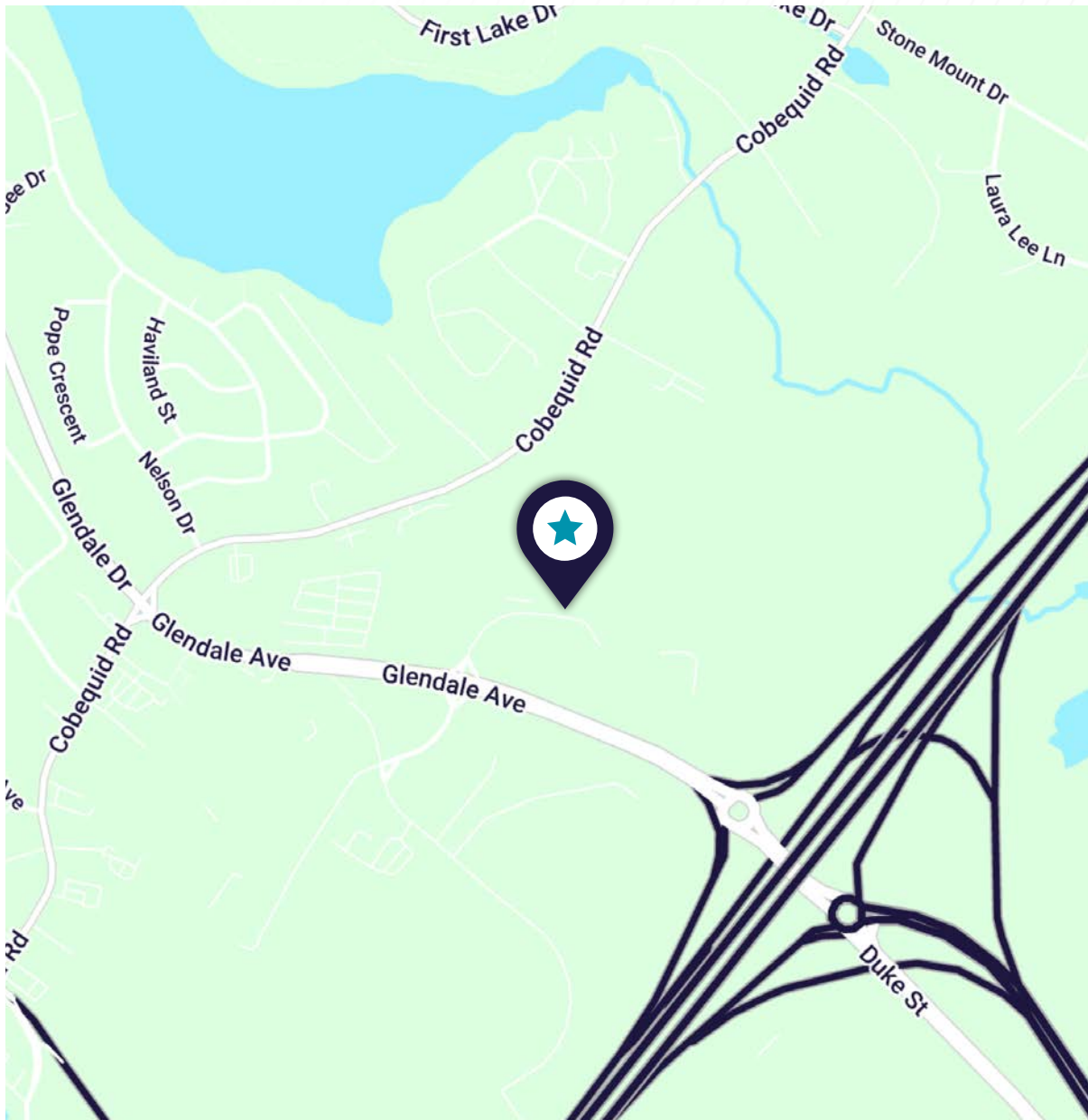
**SECOND FLOOR**



**FIRST FLOOR**



# THE LOCATION



## ESTABLISHED SACKVILLE LOCATION

Situated within a proven office and service-oriented area.

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## ACCESSIBLE FOR EMPLOYEES AND CLIENTS

Proximity to surrounding residential neighbourhoods supports workforce convenience.

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## CONNECTED WITHIN HRM

Regional access supports businesses operating across the municipality.

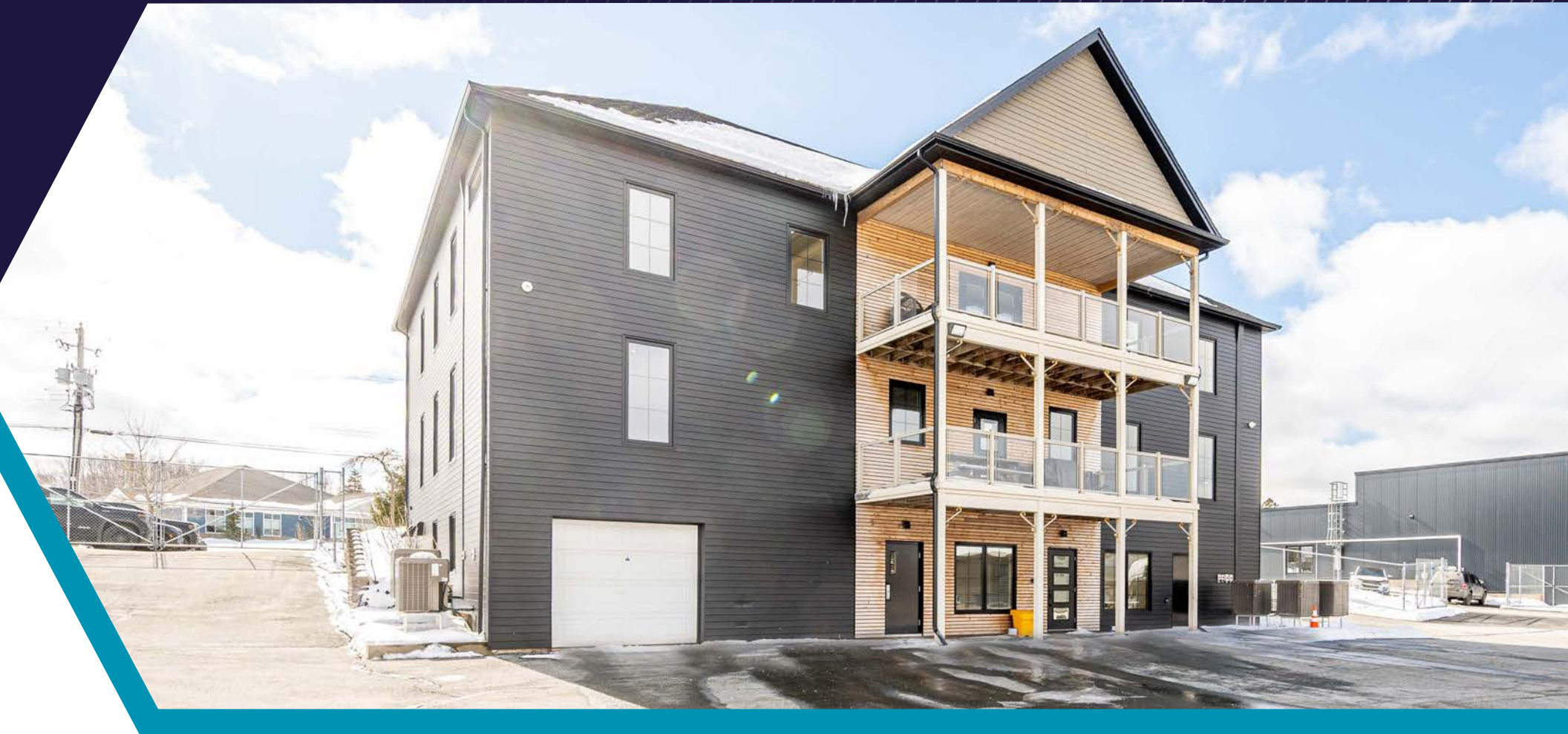
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