

FOR LEASE

4566 PROSPECT ROAD

Bayside, Nova Scotia

6,305 SF AVAILABLE
VERSATILE COMMERCIAL SPACE



CONTACT US:



DARIAN PURCELL

CRE Advisor
+1 902 809 3227
dpurcell@cwatlantic.com

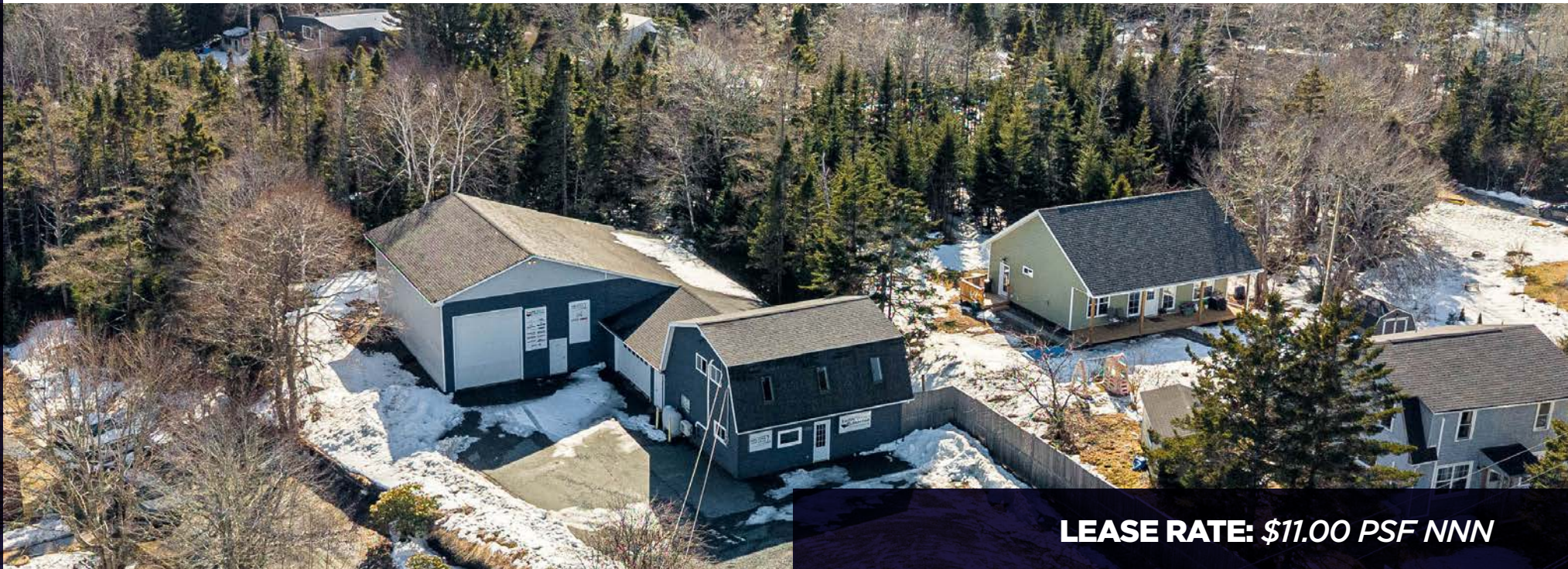


STEVEN DEXTER

Executive Vice President
+1 902 222 2399
sdexter@cwatlantic.com



4566 PROSPECT ROAD



PROPERTY HIGHLIGHTS

Highly Adaptable Commercial Space

A flexible layout with clearly defined yet connected areas allows the space to accommodate a wide range of operational needs, supporting both front-facing and back-of-house functions within a single footprint.

6,305 sf Commercial Property

Total building area of 6,305 SF including mezzanine space, offering a natural separation between primary working areas and additional office or support space.

Prominent Prospect Road Exposure

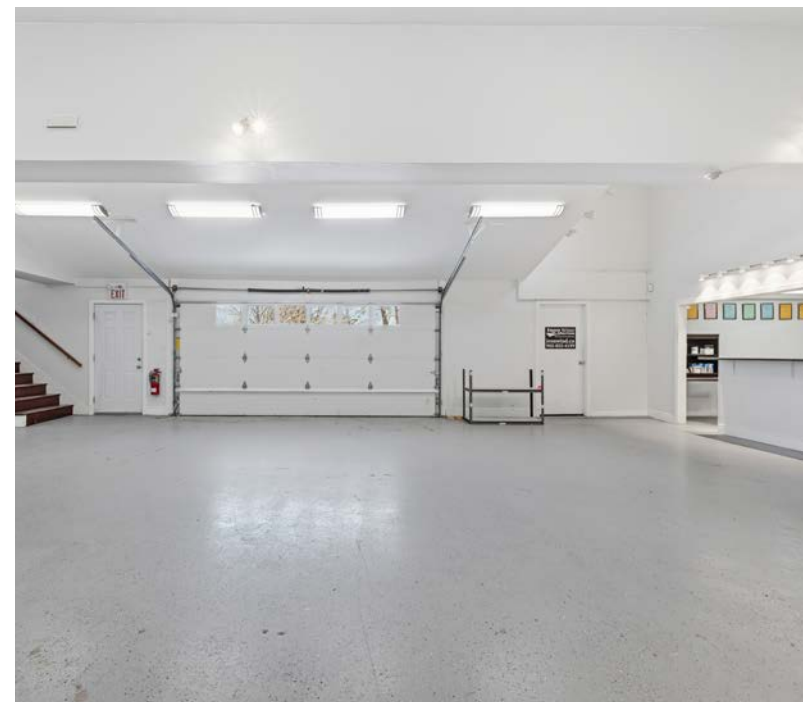
Located along a well-travelled coastal route with consistent year-round traffic, connecting Halifax to the communities of the Chebucto Peninsula.

Flexible Zoning Framework

Zoning allows for a broad range of commercial uses, giving occupants the ability to tailor the space to their specific business requirements.

PROPERTY DETAILS

Building Size:	6,305 sf
Main Level Area:	4,446 sf
Mezz. Area:	1,859 sf
Site Area:	18,000 sf
Parking	Ample on-site Potential for 15-20 spaces
Heating:	Heat pump Electric baseboard Oil-fired forced air
Loading:	O/H Garage Door
Zoning:	I-1 (Light Industrial)
Electrical:	100 amp & 200 amp breaker panels
Availability	Immediate Possession

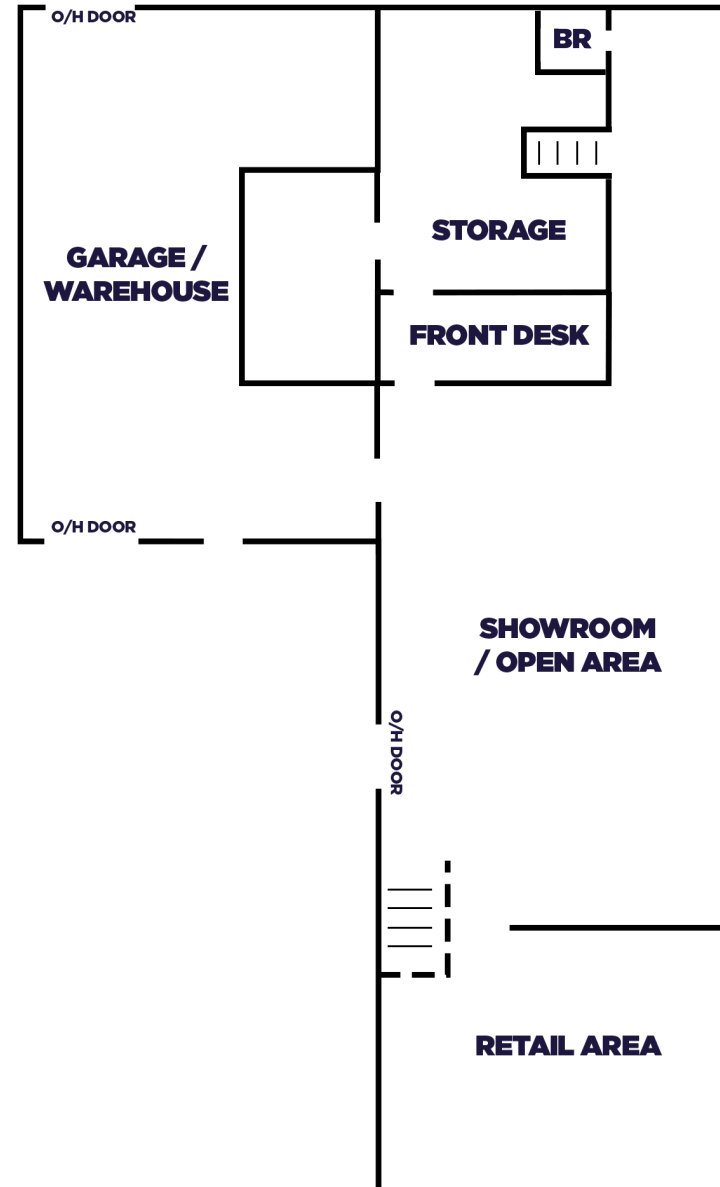


FLOOR PLAN | MAIN LEVEL

TOTAL SIZE: 4,446 SF

Primary Operational Space

- **Expansive ground-level area** designed to support a variety of operational layouts and workflows
- **Defined front portion** suitable for customer interaction, display, or reception functions
- **Combination of open and segmented areas** allowing flexibility in how the space is utilized
- **Multiple access points including garage and man doors** supporting efficient movement and functionality
- **Integrated service areas and circulation** supporting day-to-day operations

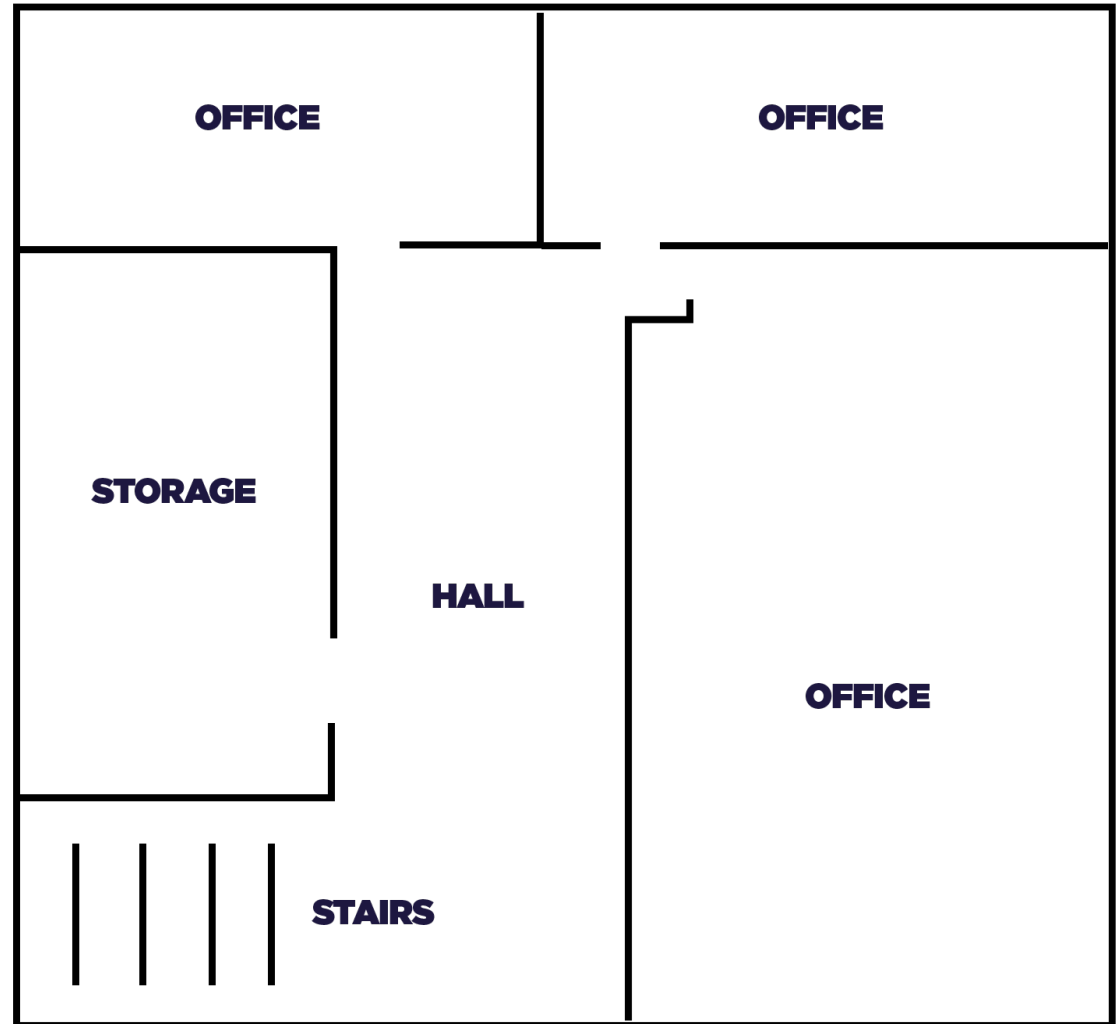


FLOOR PLAN | MEZZANINE

FRONT SECTION TOTAL SIZE: 860 SF

Office & Workspace Area

- **Enclosed and open office areas** supporting a range of administrative or team-based functions
- **Functional layout** suited for both individual workspaces and collaborative use
- **Dedicated staff areas** enhancing usability and comfort
- Separation from main level allowing for **focused work or support functions**

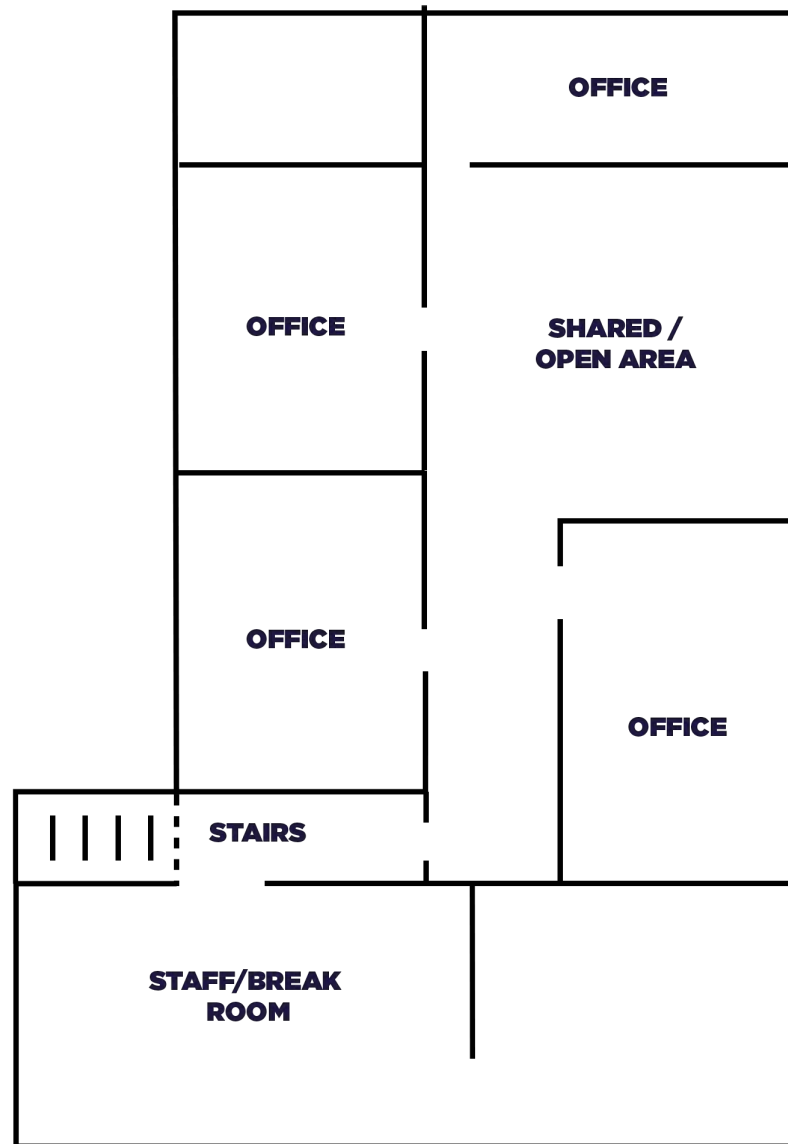


FLOOR PLAN | MEZZANINE

REAR SECTION **TOTAL SIZE: 999 SF**

Additional Workspace & Support Area

- **Multiple enclosed rooms** adaptable for office, meeting, or support functions
- **Connected internal layout** allowing seamless flow across mezzanine spaces
- **Flexible configuration** to accommodate evolving operational needs
- Suitable for a range of **workspace or supplementary uses**



LOCATION MAP



OVERVIEW

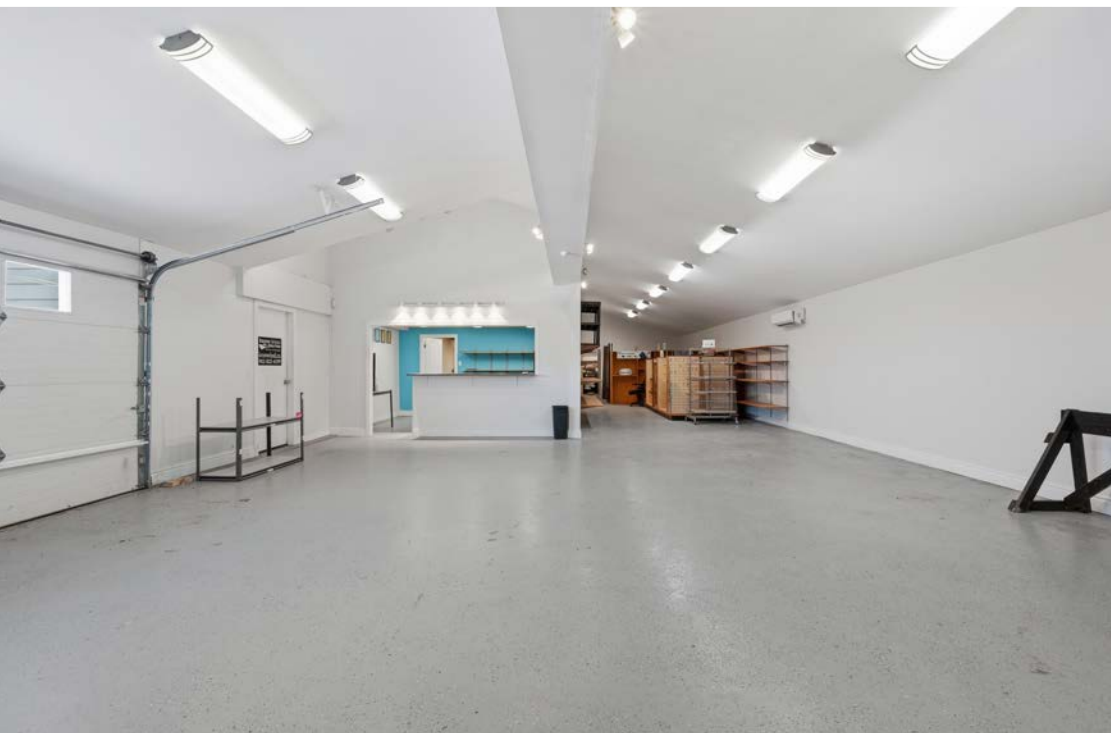
Serving the Prospect Road Corridor & Beyond

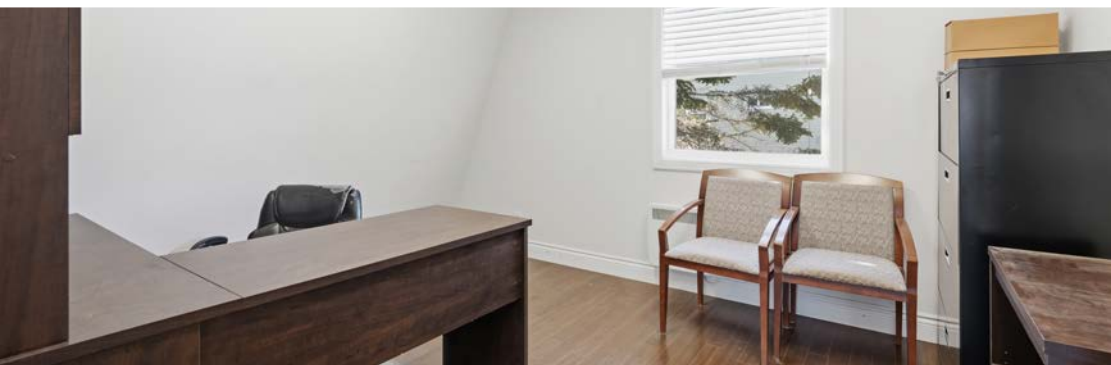
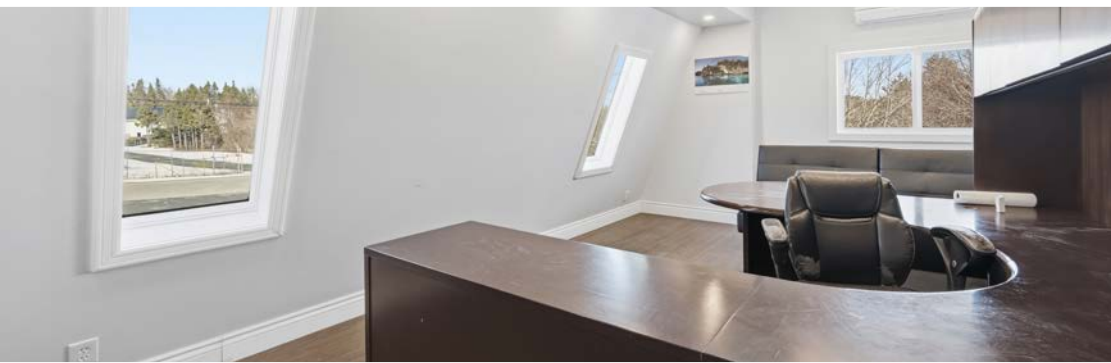
Located along Prospect Road in Bayside, the property sits on a primary route connecting Halifax to the communities of the Chebucto Peninsula, including Tantallon, Prospect, Shad Bay, Terence Bay, and Peggy's Cove.

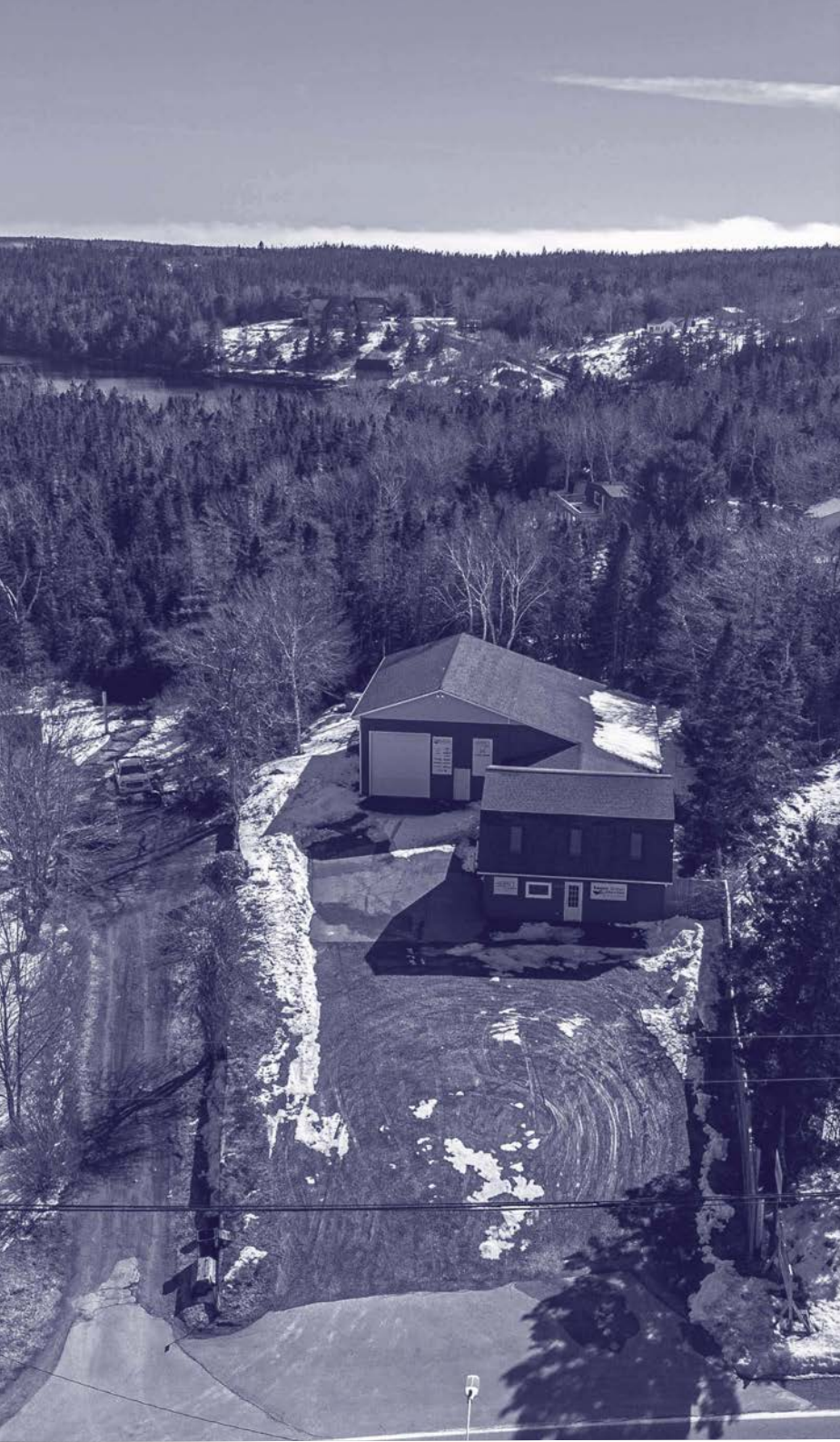
This highly travelled coastal corridor carries consistent year-round traffic from both local residents and visitors, serving as the main artery through the peninsula.

The surrounding area continues to see residential growth while remaining under-served from a commercial perspective, with limited availability of well-located space. This creates an opportunity for businesses looking to establish a presence within a growing and active market.

Situated near Granite Springs Golf Club and along the primary route to Peggy's Cove, the property benefits from both local activity and steady through-traffic, offering strong visibility within a well-travelled coastal setting.







CONTACT INFORMATION

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Executive Vice President
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