

*For Lease*  
**374 Herring Cove Road**



Signage Opportunities



High Demand Area



Equipment Available for  
Purchase or Financing



Transit Routes Nearby



# Location Overview

## *Spryfield – The Place to Grow*

Spryfield is a well-established community within Halifax’s urban boundary. Home to more than 12,000 residents and continuing to grow, the area is positioned for steady long-term development. In recent years, Spryfield has transformed into a vibrant mixed-use corridor, offering a blend of affordable single-family homes, new townhouse and apartment developments, and an expanding range of community amenities.

Beyond Spryfield itself, District 11, commonly known as the Spryfield–Sambro Loop, encompasses 29 other recognized communities with a combined population of approximately 30,000 residents.

\$104,490

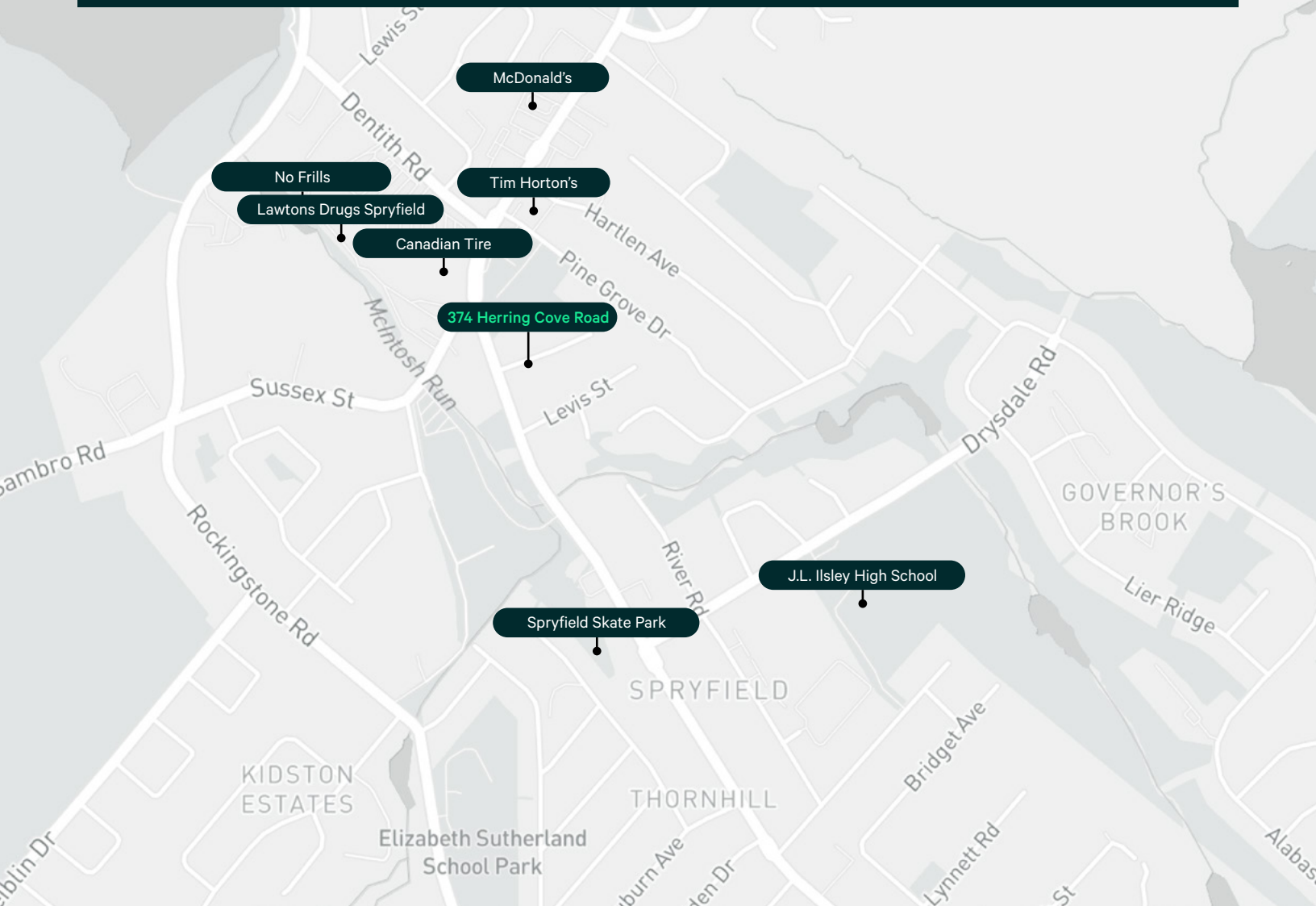
Average Household Income  
(3KM Radius)

±30,000

Population  
(3KM Radius)

18.4%

Population Growth  
(2020-2025, 3KM Radius)



# The Opportunity

## Turn-Key Laundromat | Available Now

Positioned along well-traveled Herring Cove Road, this fully operational laundromat offers an excellent chance to step into an established business with strong visibility and convenient access. The space features a streamlined, efficient layout with multiple washer and dryer units, commercial-grade equipment, and on-site parking for customers.

Excellent signage exposure, an in-unit washroom, and flexible equipment purchase or financing options make this an attractive opportunity for owner-operators or investors seeking a low-barrier entry into a proven service use.

All on-site equipment is available for purchase or financing.

**Street Address:**

374 Herring Cove Road, Spryfield,  
Halifax, Nova Scotia.

**Rent:**

\$2,200 per month + HST\*

\*Tenant responsible for all seperately metered utilities.

**Parking:**

Ample on-site parking

**Equipment:**

Eleven (11) stacked washer & dryer units  
Two (2) commercial grade washers



## TURN-KEY LANDROMAT OPPORTUNITY



# *For Lease* 374 Herring Cove Road

For more information, please contact:

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