

LIGHT INDUSTRIAL & COMMERCIAL SPACE FOR LEASE

# 42 Canal Street

DARTMOUTH, NOVA SCOTIA



**±20,000 SF**  
**AVAILABLE FOR LEASE**

**CBRE**

LIGHT INDUSTRIAL/COMMERCIAL SPACE

FOR LEASE

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FOR LEASE

42 CANAL STREET

# The Opportunity

42 Canal Street, Dartmouth presents a flexible leasing opportunity for light industrial or commercial users seeking space in an established urban-industrial setting. The property has a history of accommodating a range of uses, demonstrating its adaptability and appeal to user-driven, customer-facing, or service-oriented businesses.

The space is now available for lease and is well suited to light industrial operations, storage and distribution, creative or maker-style uses, trade-oriented businesses, or select commercial uses where flexibility is key. Its prior use reflects an ability to support multiple occupants, varying layouts, and evolving operational needs.

Located within Dartmouth, the property benefits from proximity to major transportation routes, nearby residential neighbourhoods, and a growing local business community. This positioning supports both customer access and day-to-day operations, making the property a practical option for businesses looking to establish or expand their presence in the area.

### Ideal Uses:



GROCERY



LARGE FORMAT RETAIL



LIGHT INDUSTRIAL



OFFICE



LAYDOWN LAND & STORAGE

**Street Address:**  
42 Canal Street, Dartmouth, Nova Scotia

**Total Available Space:**  
±20,000 sq. ft.

**Utilities & Snow Removal:**  
Tenant responsible for all utilities

**Rent:**  
Please contact

**Available:**  
With 6 months notice

**Parking:**  
Ample on-site parking

**Loading:**  
Two (2) grade loading doors

### Demographics

68,798

Surrounding Area Population  
(StatsCan 2025, 3 km Radius)

19.2%

Population Change  
(2020-2025, 3 km Radius)

36.6

Median Age  
(3 km Radius)

\$91,040

Average Household Income  
(3 km Radius)

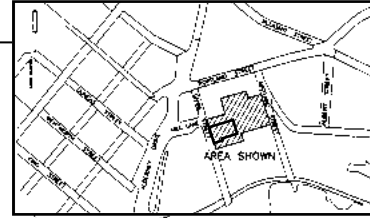
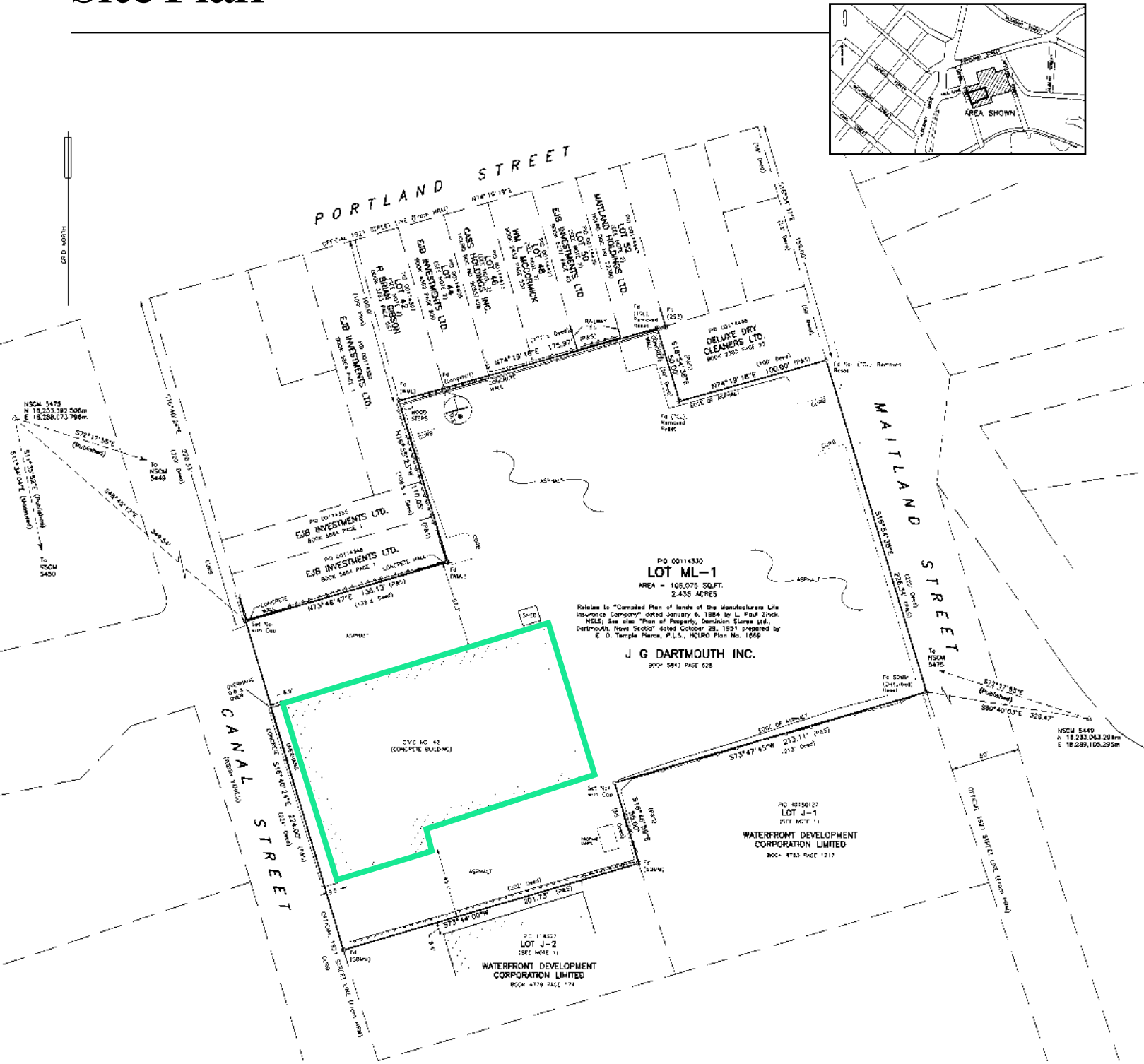
# Location Overview

Downtown Dartmouth sits along the eastern shore of Halifax Harbour, directly across from Downtown Halifax, and has evolved into one of HRM's most active and character-driven urban districts. Anchored by Portland Street, Alderney Landing, and the waterfront, the area blends historic main-street fabric with growing residential density, independent businesses, and public gathering spaces. Frequent ferry service provides a fast, reliable connection to Downtown Halifax, while nearby arterial roads link to the broader area.

Surrounding Downtown Dartmouth are well-established residential neighbourhoods, including Dartmouth Centre, Brightwood, and North End Dartmouth. These areas feature a mix of long-standing single-family homes, low-rise apartments, and newer infill developments, supporting a stable and expanding local population. Ongoing residential growth across Dartmouth has strengthened demand for neighbourhood-serving commercial, service, and employment uses close to where people live.

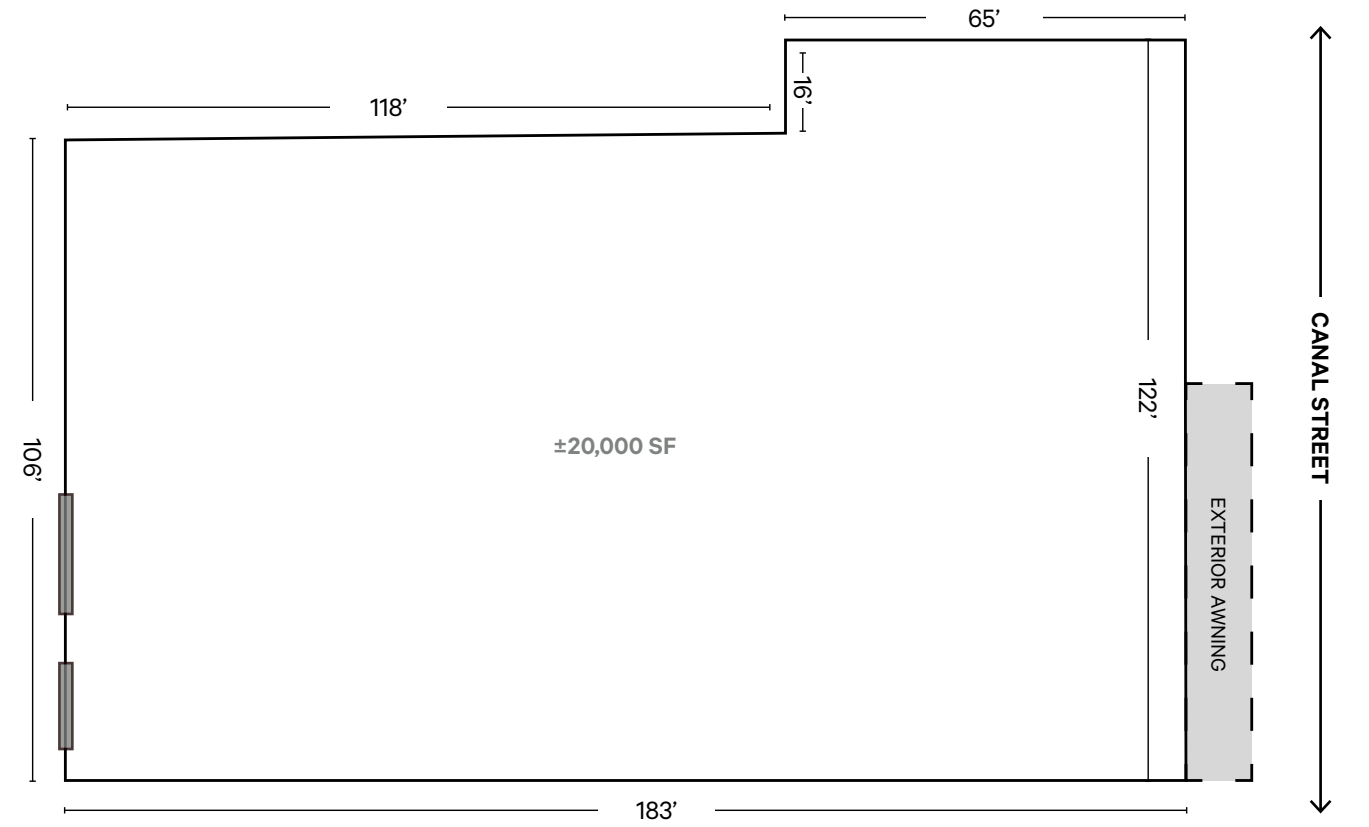
Together, Downtown Dartmouth and its surrounding residential communities offer a balanced urban environment with strong local identity, growing density, and excellent regional connectivity. The area continues to attract residents, businesses, and investment drawn by its accessibility, walkable scale, and proximity to Halifax's downtown core.

# Site Plan



# Floor Plan

\*FLOOR PLAN IS APPROXIMATE



# 42 Canal Street

DARTMOUTH, NOVA SCOTIA

For more information, please contact:

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SIGNAGE OPPORTUNITY

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