



COMMERCIAL/RESIDENTIAL FLEX-SPACE FOR LEASE

337 Windmill Road

Dartmouth, Nova Scotia

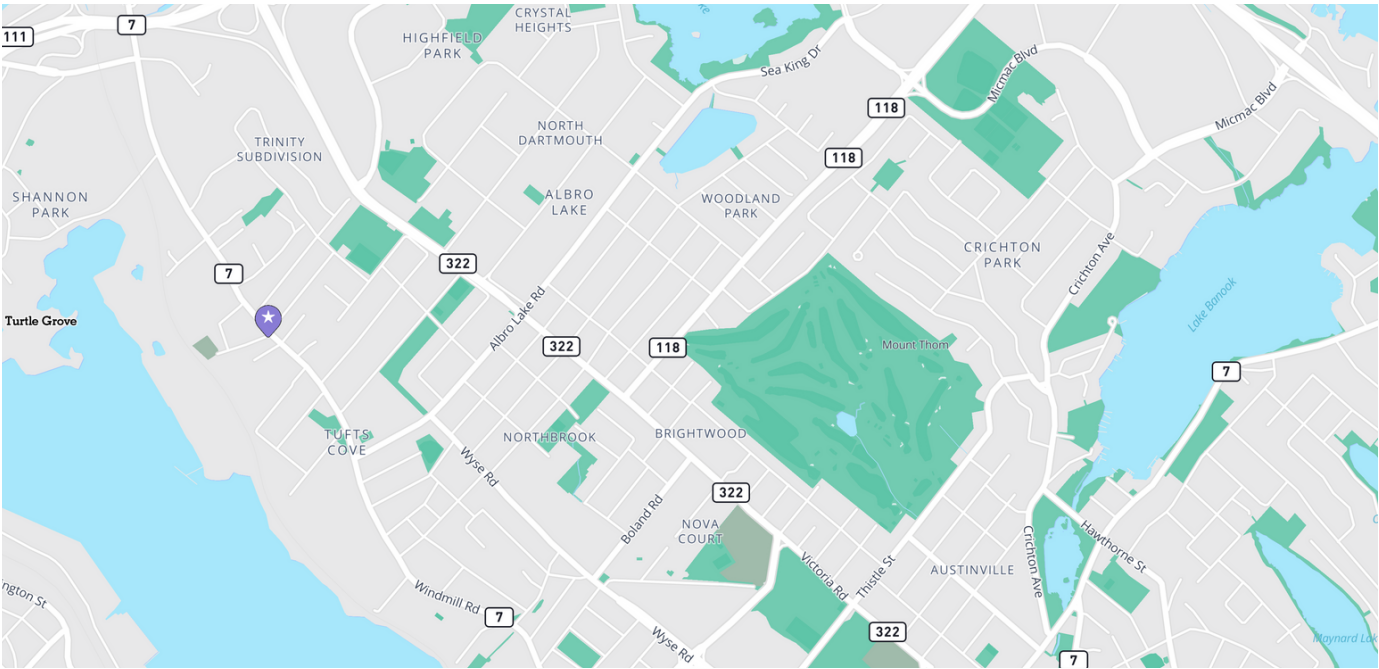
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Unique commercial/residential flex-space for lease

- Commercial garage space with on-site building for commercial or residential uses
- Option for a short-term lease of both units together or each leased separately
- On-site parking available
- Unit A offers three floors with a fully-equipped kitchen, 2 bedrooms and 1.5 bathrooms
- Unit B offers 1,225 sf industrial space with 12' ceilings

	UNIT A	UNIT B	BOTH
Lease Rate:	\$2,500 + HST & utilities	\$3,000 + HST & utilities	\$5,500 + utilities
Lease Term:	2-3 years		
Size:	1,400 sf	1,225 sf [35x35]	2,625 sf
Utilities:	Tenant's responsibility		
Heating:	Heat Pump/Oil Forced Air Heater	Heat Pump + Natural Gas Forced Air Heater	
Available:	Immediately		

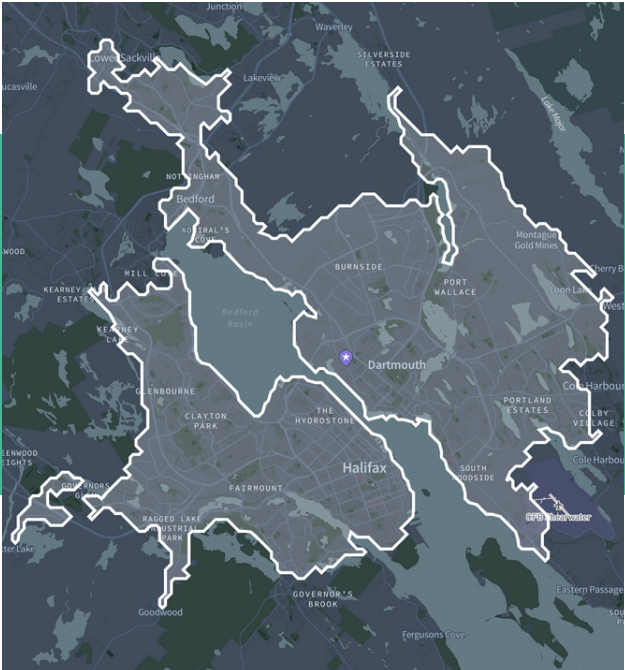




Location

Strategically located in Dartmouth, 337 Windmill Road provides easy access to various parts of the Halifax Regional Municipality, sitting on a major thoroughfare that connects Downtown Dartmouth with the Burnside Industrial Park, one of the largest business parks in Atlantic Canada. It is also conveniently located on close proximity to both the Halifax Harbour Bridges,

facilitating quick commutes to Halifax and connected areas. Additionally, the property is near key amenities such as the Mic Mac Mall, Dartmouth Crossing, several educational institutions, hospitals and busy commercial areas.



Within a 20 min. drive time

89,754
POPULATION

\$89,788
AVG. INCOME

42
MEDIAN AGE

63%
POP. AGED 25-64





Get in touch

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