



Colliers



Unit 9, 109 Ilsley Avenue , Dartmouth, NS

Flex-Commercial Space for Sublease in a Busy Retail Area

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Property Overview

Position your business in the heart of Burnside with **1,536 SF flex-commercial space**, ideally suited for multiple uses including retail, food service, showroom, or light industrial. The unit features a bright front showroom/retail area, storage, and rear work areas with grade-level loading.

Conveniently located in Burnside Business park, tenants benefit from public transit, ample nearby amenities including Dartmouth Crossing retail area, and quick access to main traffic routes.



Available Area 1,536 SF

Layout

- Front showroom/retail area
- Storage room
- Rear work areas with loading

Loading Grade loading door at rear

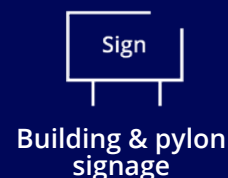
Parking Ample on-site parking, free

Availability Mid-October 2026

Current Lease Expiry January 31, 2030
Longer term available if desired

Net Rent Contact listing agent for details

Additional Rent \$8.99 PSF (2026) est.

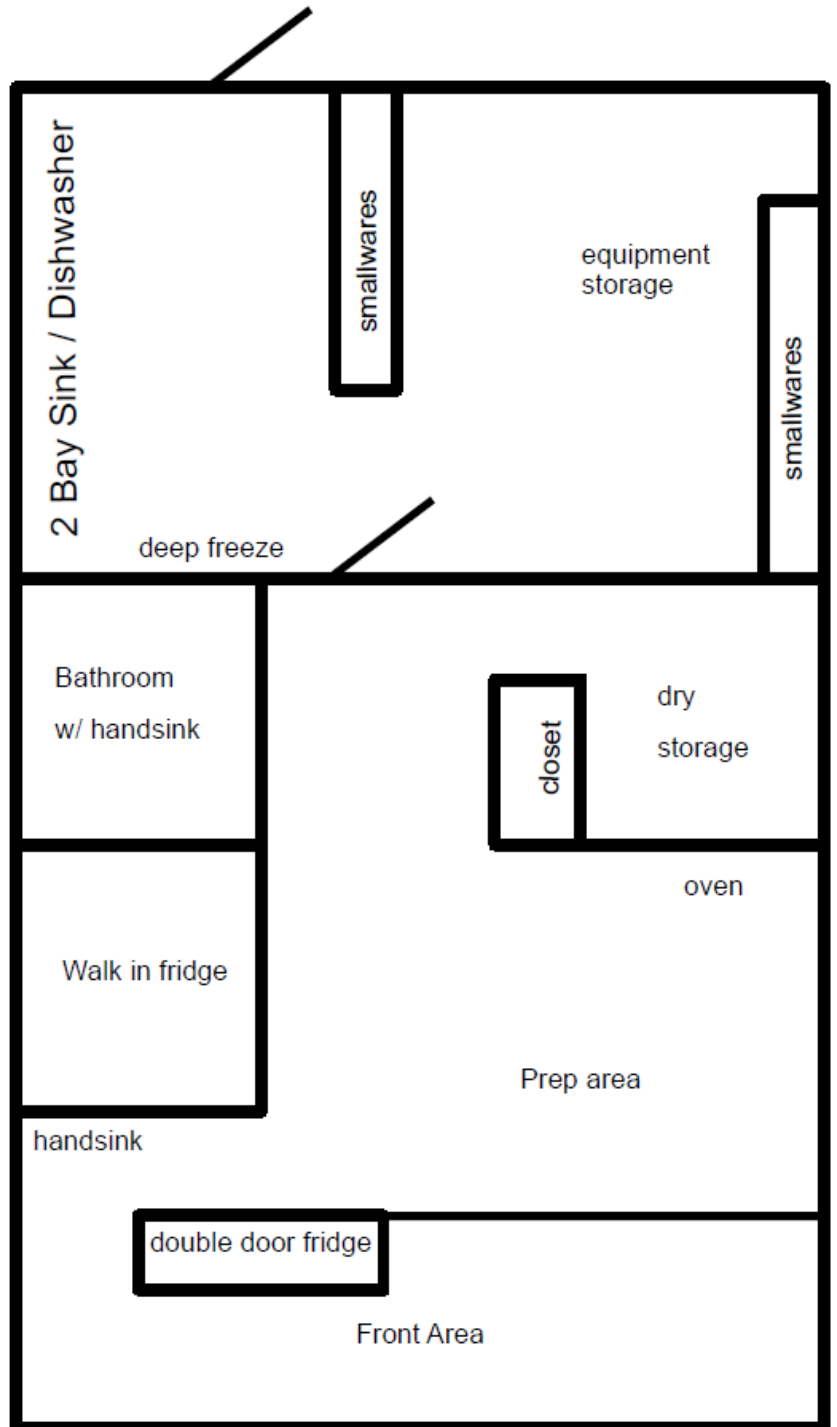


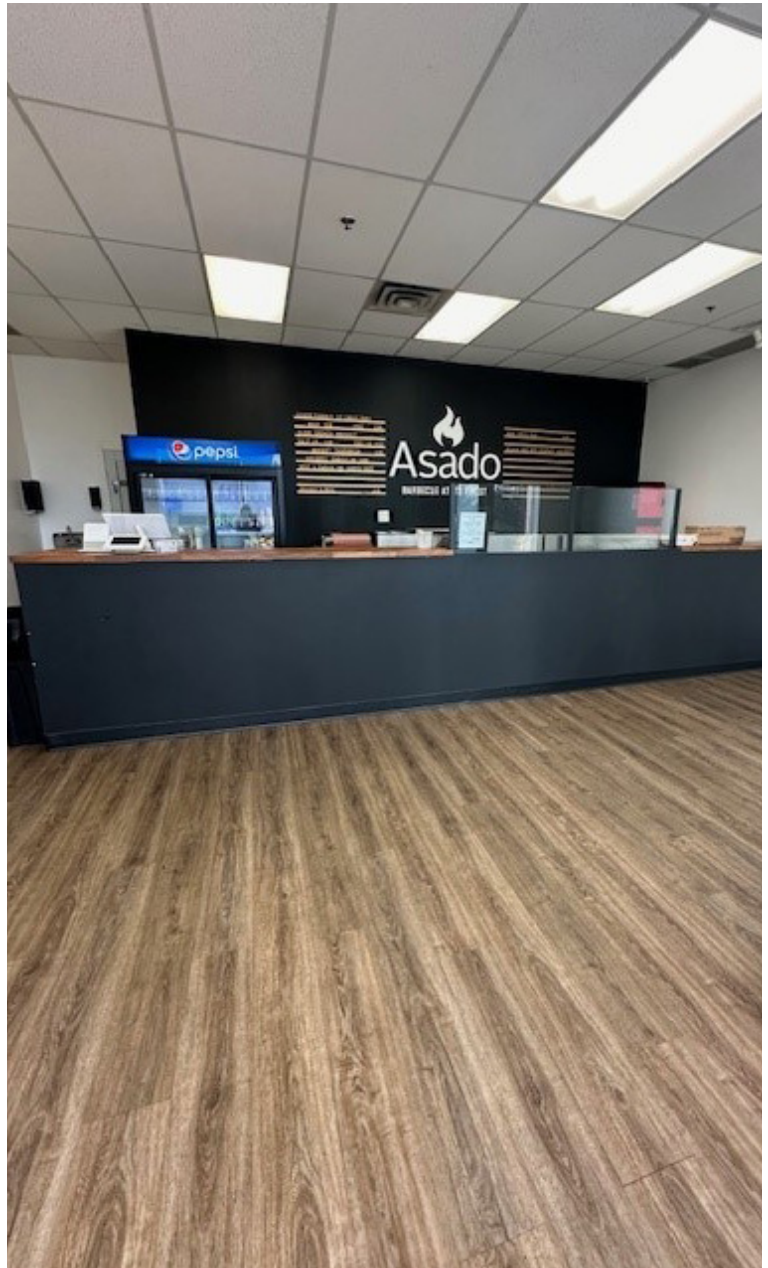
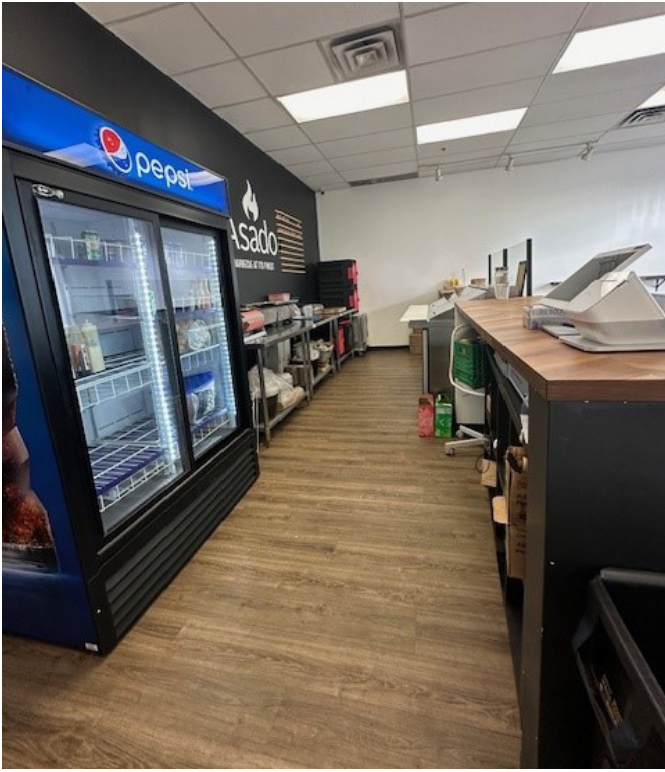
Floor Plan

Space Features

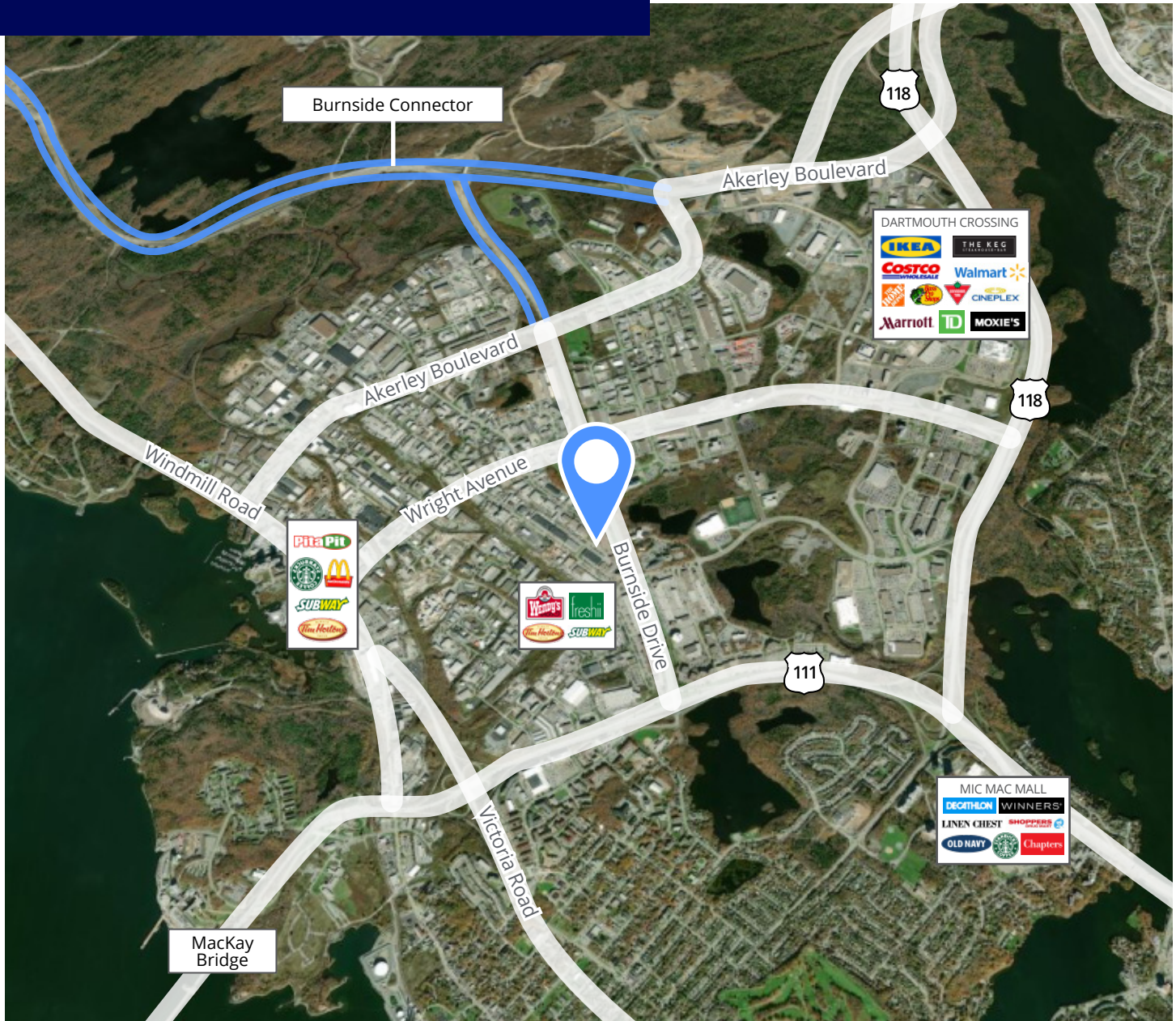
1,536 SF

- Front showroom/retail space
- Rear work areas with grade loading
- Storage room
- Ample on-site surface parking
- Exterior building & pylon signage available
- Close to public transit
- Available mid-October 2026
- Current lease expiry January 31, 2030
**longer term available if desired*
- Contact listing agent for net rent





The Location



Demographics



Current
Population
332,674



Projected
Population (2032)
387,250 (+3.1%)



Average
Age
40.6



Average
HH Income
\$108,619

**Demographic statistics are from 2025 and based on a 10km radius*



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