

RETAIL FOR LEASE

St. Margaret's Square

Retail - For Lease

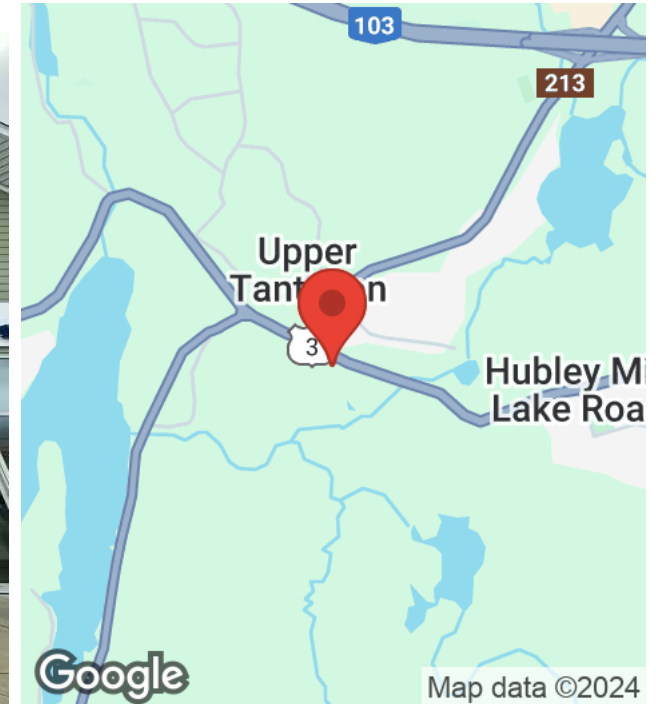


5126 St Margarets Bay Road, Upper Tantallon, NS B3Z 1E2

kww COMMERCIAL
ADVISORS[®]

EXECUTIVE SUMMARY

5126 SAINT MARGARETS BAY ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Retail
AVAILABLE SPACE:	1,098 SF
YEAR BUILT:	2012
HVAC:	Ducted electric
PARKING:	Ample paved parking
LEASE RATE:	\$28.00 PSF
CAM & TAX:	\$14.00 PSF (Utilities not included)

PROPERTY OVERVIEW

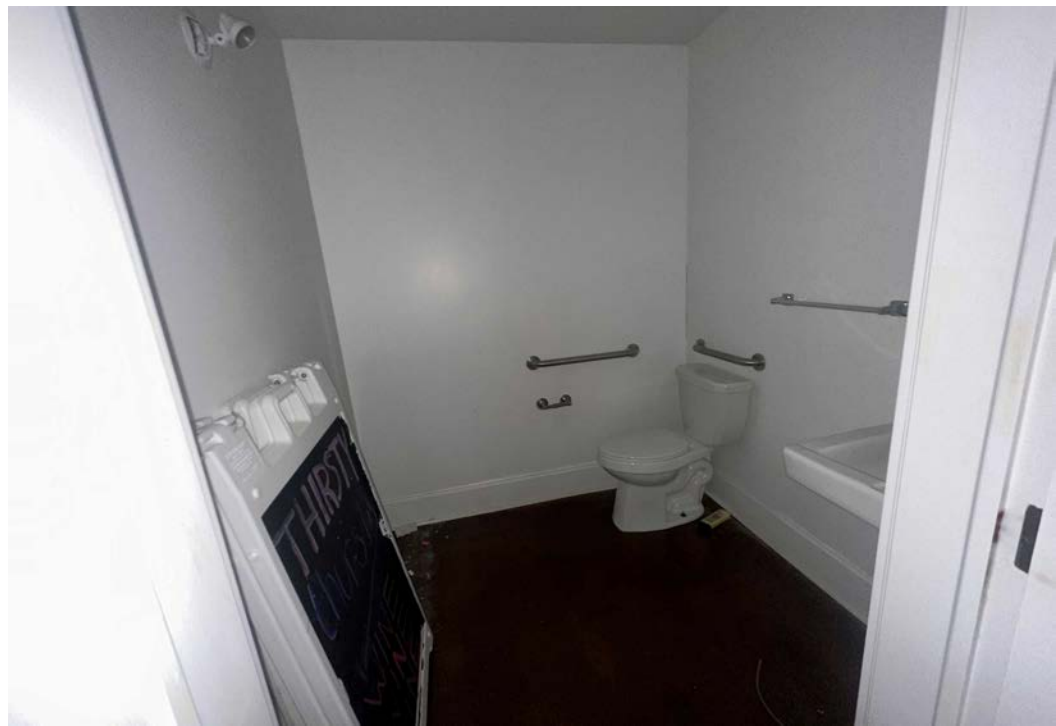
5126 St Margarets Bay Road is situated in a four-building complex with plans for an additional pad site to be developed. The available unit is located in a 5-unit retail building with neighboring tenants being Tim Hortons, Pet Value, Pizza Girls, and M&M meat shop. The premises were previously occupied by a wine supplier. Currently, the unit is built out with the front half accommodating retail and the back portion including an open area, staff bathroom, kitchenette, and a back door.

LOCATION OVERVIEW

Upper Tantallon is Nova Scotia's fastest growing suburban community situated approximately 30 kilometers northwest of downtown Halifax. The subject property is located on St. Margaret's Bay Road near the entrance to Highway #333. This intersection is considered a key location, as a large portion of the area population passes through this intersection on a daily basis. The area is generally comprised of single family residential housing. The community has experienced rapid residential growth over the past decade, and in the immediate area there are a number of commercial enterprises including the Superstore, Canadian Tire, Irving Gas Bar, Royal Bank, Lawtons, Tim Hortons, as well as law, insurance, and medical offices.

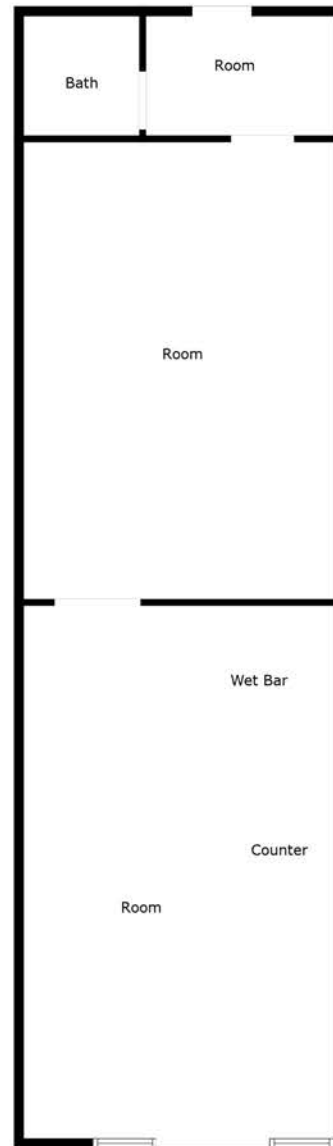
PROPERTY PHOTOS

5126 SAINT MARGARETS BAY ROAD



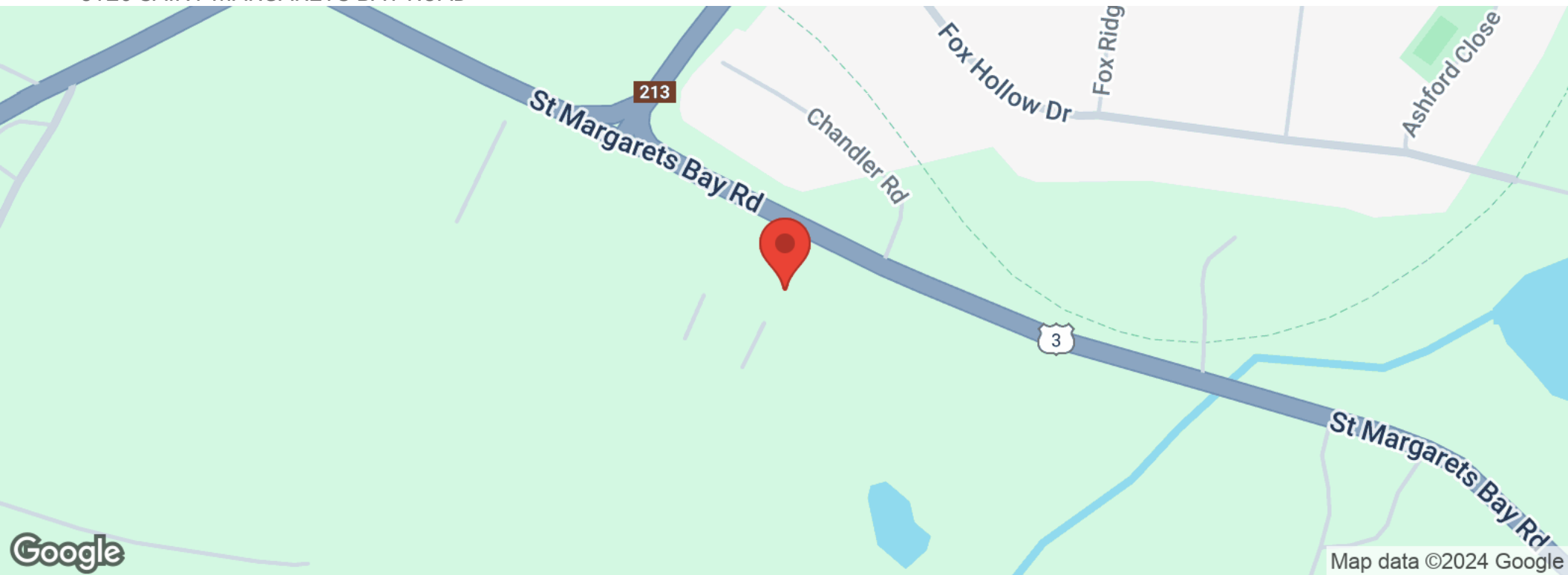
FLOOR PLAN

5126 SAINT MARGARETS BAY ROAD



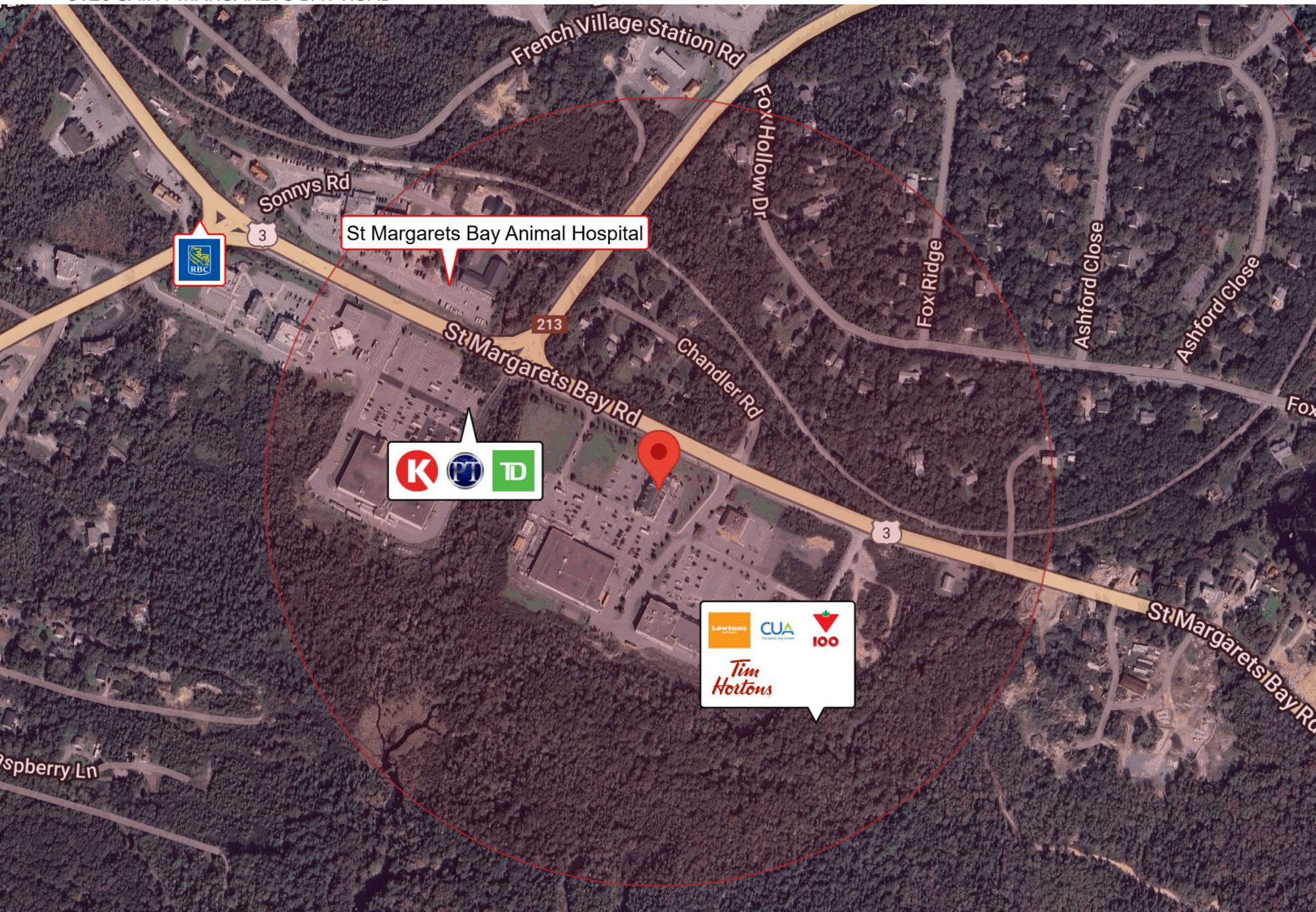
LOCATION MAPS

5126 SAINT MARGARETS BAY ROAD



BUSINESS MAP

5126 SAINT MARGARETS BAY ROAD



DISCLAIMER

5126 SAINT MARGARETS BAY ROAD

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