



AVISON
YOUNG

247 Herring
Cove Road

OPEN CONCEPT RETAIL SPACE
AVAILABLE FOR SHORT TERM LEASE

HALIFAX, NOVA SCOTIA

The offering

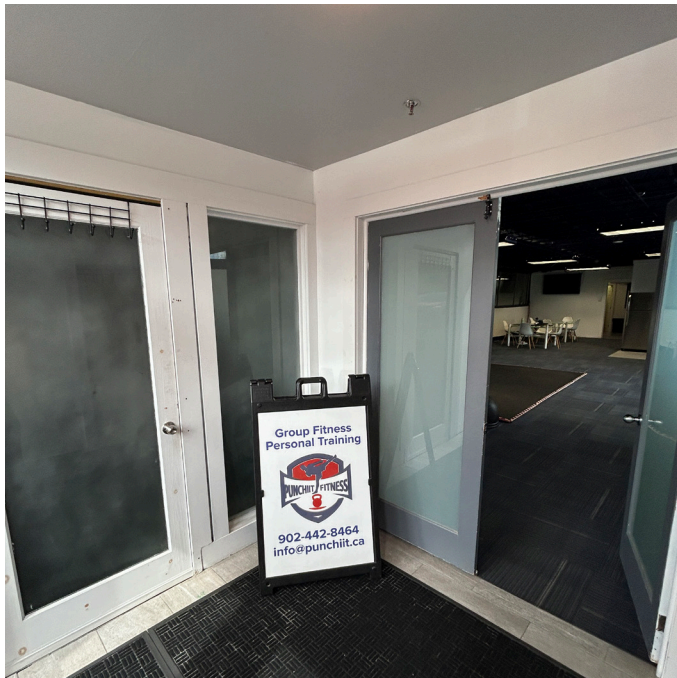
Located in Halifax's vibrant west end, this lower-level retail unit offers a flexible layout ideal for fitness, wellness, or specialty retail. The space features a ground floor rear entrance for easy access, with additional entry via the upper level. Inside, tenants will benefit from a flexible layout ideal for fitness, wellness, or service-based operations. Currently configured as a gym/fitness studio, the space includes a large open area, a class training room, personal training space, and changing rooms, making it a turnkey opportunity for similar businesses.

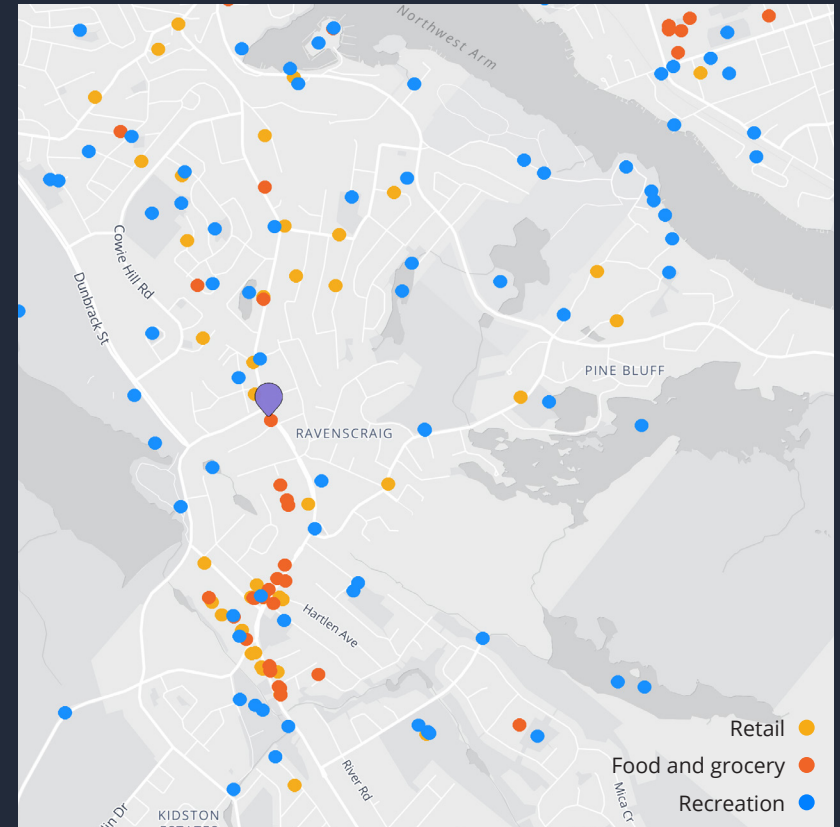
The property includes 22 paved parking stalls in a shared surface lot, with dedicated staff parking at the rear. Zoned C-2A (Minor Commercial), the location supports a variety of commercial uses and benefits from strong visibility and accessibility. A 2-year lease term is available, with the option to extend for one additional year (maximum 3 years).

\$16.00 **4,000**
LEASE RATE **SIZE (SF)**

LEASING OVERVIEW

Unit type	Retail
Available space	4,000 sf
Parking	On-site stalls
Signage	Pylon and building options available
Term	2 year lease term with potential to extend to 3 years
Lease rate	\$16.00 Semi-gross psf
Utilities	Tenant responsible for electricity





Location overview

Located in the heart of Spryfield, 247 Herring Cove Road offers excellent visibility along a major commercial corridor just 15 minutes from downtown Halifax. This growing suburban community is experiencing steady population growth, driven by new residential developments and its appeal to young families and newcomers. The area is well-connected by Halifax Transit, with multiple bus routes providing direct access to key city hubs, including Mumford Terminal and Spring Garden Road.

The property is surrounded by a mix of national retailers, local businesses and community amenities. On-site, tenants benefit from popular Station Six restaurant, while nearby conveniences include Canadian Tire, NSLC, and the Captain William Spry Community Centre. With easy access to parks, schools, and recreational facilities, this location offers a dynamic environment for businesses looking to serve a diverse and expanding customer base.



AMENITY RICH AREA

A wide variety of amenities can be found in the surrounding area, minutes away.



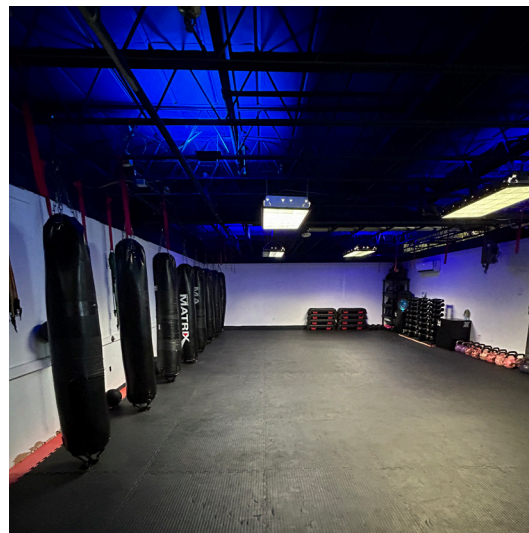
CONVENIENT ACCESSIBILITY

Located a short drive from the Armdale Rotary offering access to downtown Halifax.



GROWING COMMUNITY

Immediate area is seeing steady population growth, supporting recent development.



AVISON YOUNG

Get in touch

For detailed information on this offering, please contact:

Caleb Ryder

Sales Associate

902 802 8025

caleb.ryder@avisonyoung.com

William Hachey

Sales Associate

902 448 8988

william.hachey@avisonyoung.com

Visit us online

avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

