



FOR LEASE

# 116 Highway #1

Mount Uniacke, Nova Scotia

Build to suit commercial units starting at 1,200 sf

**AVISON  
YOUNG**

# Overview

<b>Total size</b>	43,200 sf
<b>Property type</b>	Retail, Industrial
<b>Available space</b>	Retail: Up to 13,200 sf Industrial: Up to 30,000 sf
<b>Lease rate</b>	\$20 Net psf
<b>Operating costs</b>	\$5 operating
<b>Availability</b>	June 2025



Convenient access to Highway 101 and NS Trunk 1



Retail and industrials units starting at 1,200 sf and 10,000 sf, respectively



Newly constructed commercial space available in June 2025



Approximately 10 minute drive time to Sackville and 30 minutes to Halifax



## Location

The subject property is conveniently accessible via Nova Scotia Trunk 1, which connects to the major NS-101 Highway. Surrounded by a mix of residential homes and local businesses, the Mount Uniacke area offers various nearby amenities, including professional services, schools, parks and a historic museum.

Located a short drive to larger population centres, the property is approximately a 10 minute drive to Sackville and a 32 minute drive to Halifax via Highway 101. Further to the west via the provincial highway or NS Trunk 1 is Kentville, under a 40 minute drive and Annapolis Royal, roughly 1 hour and 45 minutes, providing convenient access to key locations in Nova Scotia.



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## Get in touch

If you would like more information on this offering, please get in touch.

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