



11 Glendale Avenue, Lower Sackville, Nova Scotia

# Office space available for lease

Versatile office space in a highly visible plaza located at the heavily trafficked intersection of Cobequid Road and Glendale Avenue, in a busy commercial node.

## Connie Amero

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## Colliers Nova Scotia

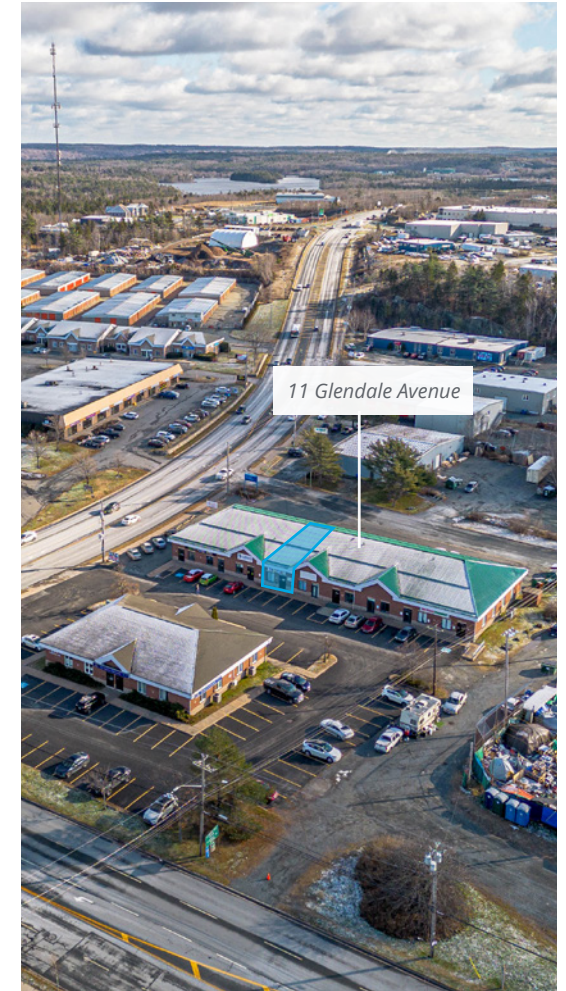
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# Property Overview

This flex commercial space is situated in 11 Glendale Avenue, a single-storey multi-tenant office/ retail plaza. Current neighbouring tenants including Massage Addict and Cambridge Financial. The property offers ample surface parking and benefits from its prominent corner position, ensuring high visibility and easy accessibility.

|                        |   |
|------------------------|---|
| <b>Civic Address</b>   | Unit 4 - 11 Glendale Avenue                           |
| <b>Location</b>        | Lower Sackville                                       |
| <b>Year Built</b>      | 1985  |
| <b>Zoning</b>          | BP (Business Park) Zone                               |
| <b>Area for Lease</b>  | 2,116 SF  |
| <b>Unit Layout</b>     | Private offices with open area (former radio station) |
| <b>Available</b>       | Immediately   |
| <b>Net Rent</b>        | Please contact agent                                  |
| <b>Additional Rent</b> | \$8.50 (2024 estimate)                                |



Located in a growing neighbourhood



Versatile space



High profile corner location

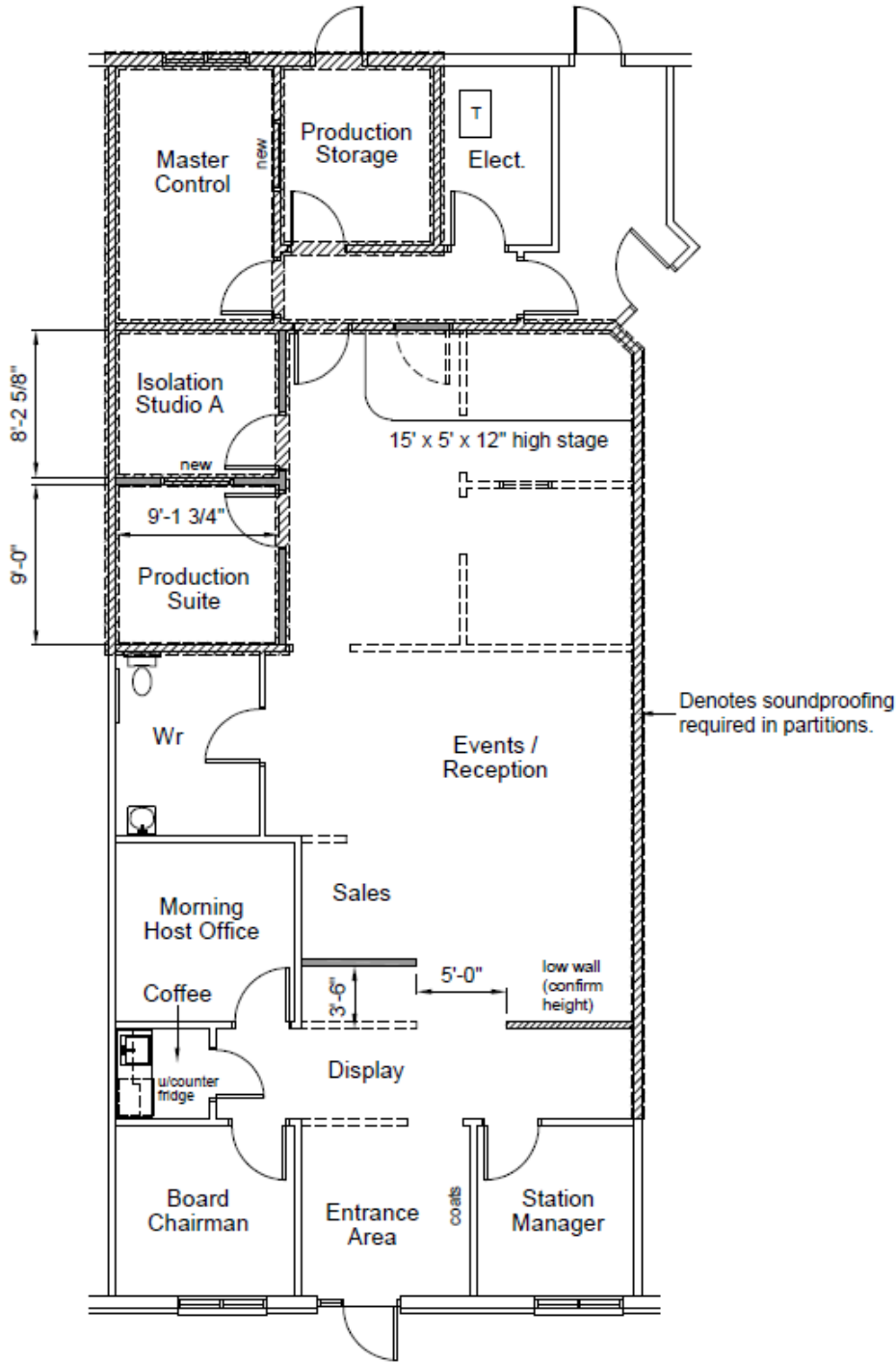


Complimentary adjacent tenant uses



Ample surface parking

# Floor Plan



2,116 SF available



# Location Overview

## Lower Sackville, Nova Scotia

This property is very well located in a busy commercial node. It is ideally situated on the corner of Cobequid Road and Glendale Avenue with excellent access via driveways off of both Cobequid Road and Glendale Avenue. It is a short distance to a range of amenities including Bedford Commons shopping area, restaurants, Cobequid Community Health Centre, and public nature trails. The soon-to-be completed Burnside Expressway (an extension of Highway 107 connecting Burnside with Sackville and Bedford) is less than 3 kms away, further enhancing the ease of access to the property.

## Nearby Amenities

-  11 Glendale Avenue
- 1 Cobequid Community Health Centre
- 2 Tim Horton's restaurant
- 3 Hillside Park Elementary School
- 4 Bedford Commons
- 5 Bedford Industrial Park
- 6 Rocky Lake Junior High
- 7 Intersection of Hwy 101 & Hwy 102
- 8 Bedford Place Mall
- 9 New Burnside Expressway





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