
COMMERCIAL SPACE FOR LEASE

959 COLE HARBOUR RD. DARTMOUTH



Location Overview

2,693 sq. ft. Turn-key Commercial Space
Retail / Medical / Office / & More



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OVERVIEW

PROPERTY OVERVIEW

This premium ground floor 2,693 sq. ft. turn-key commercial space is directly on Cole Harbour Road, ensuring maximum visibility and accessibility for your business with an oversized parking lot. Featuring a spacious open reception or retail area, multiple private offices and treatment rooms, staff facilities, storage areas, and two washrooms, the space is well suited for professional services, retail, medical or wellness practices, personal care businesses, education, or boutique retail.

With a bright, welcoming interior, quality finishes, and a flexible floor plan, the property can be adapted to suit both established businesses and those looking to expand. The layout allows for immediate occupancy while providing the versatility to customize the space for your specific operational requirements.

PROPERTY SUMMARY

Civic Address: 959 Cole Harbour Road
Property Type: Commercial
Size: 2693 sq ft
Net Lease Rate: \$21.00 per sq ft
Insurance & Tax: \$7.62 per sq ft 2026
Features: Large Parking Lot, High Visibility
Zoning: C-2
Tenant responsible for utilities and maintenance.

CONTACT INFO

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LOCATION FEATURES

Located on Cole Harbour Road, this commercial property enjoys outstanding visibility along one of Dartmouth's primary retail and service corridors. Serving the surrounding Cole Harbour community, the location benefits from strong daily traffic, excellent accessibility, and convenient connections to Portland Street, Highway 111, and the Eastern Shore.

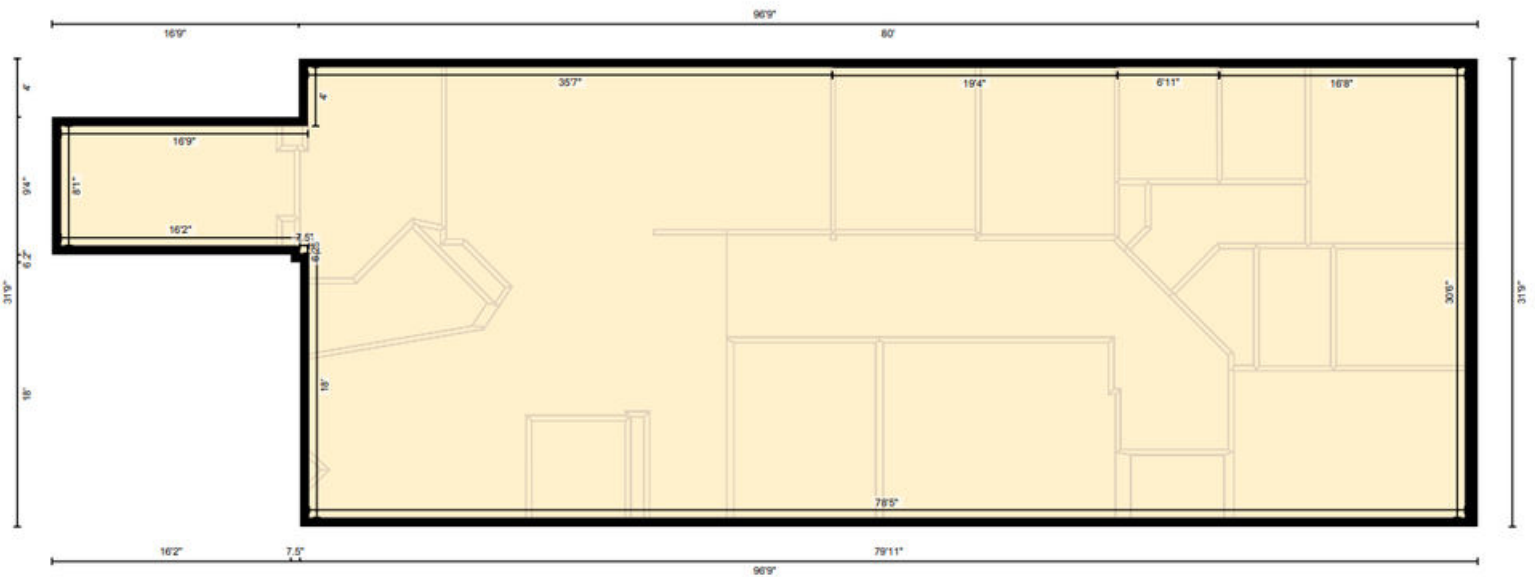
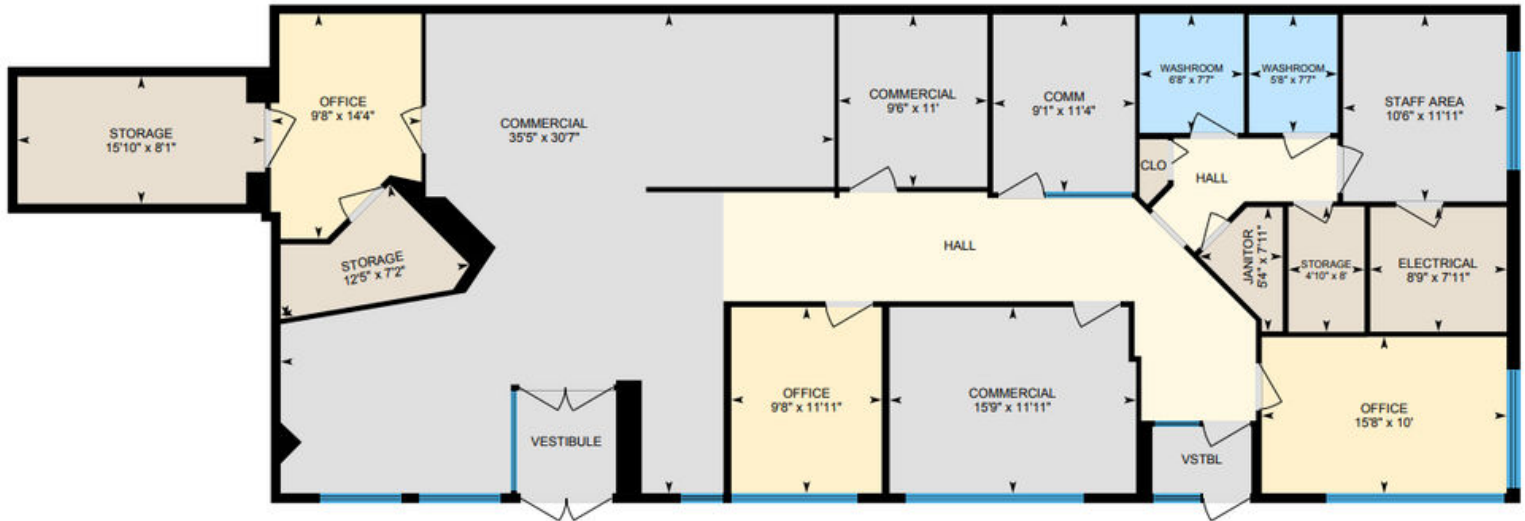
Surrounded by an established mix of retail, office, restaurant, and service businesses, this property is well positioned for businesses looking to benefit from a loyal local customer base and consistent exposure. With ample nearby amenities and public transit access, the location offers an excellent opportunity for a wide range of commercial uses.



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PART 26: C-2 (GENERAL BUSINESS) ZONE

26.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

Commercial Uses

Banks and financial institutions

Retail stores

Personal service shops

Offices

Commercial schools

Restaurants, drive-inns, take-outs and mobile canteens

Parking lots

Funeral parlours

Medical, dental and veterinary clinics

Service shops

Automotive repair outlets

Athletic, sports and health clubs

Greenhouses and nurseries

Outdoor display courts

Building supply outlets

Light equipment sales and rentals

Marinas and boat yards

Marine service industries (WRCC-Sep 27/95;E-Oct21/95)

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms (RC-Feb 21/23;E-Sep 1/23)

Self-Storage Facility (NWCC-Nov 10/25;E-Nov 26/25)

Residential uses

Residential dwellings containing up to two dwelling units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Other Uses

All existing dwellings including the existing 4 unit dwelling on LIMS No. 40430209

All existing businesses



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