

# \$1,000 - Unit 03 299 Rocky Lake Drive, Bedford

MLS® #202406114

**\$1,000**

Bedroom, Bathroom, 1,164 sqft  
Commercial Sale on 0.03 Acres

20-E, Bedford, NS

This is a sublease of a wonderful 1164 sft unit just off Rocky Lake Road, with quick access to major transportation routes and local businesses. The current lease is well below market rent, expires August 2025, and has an option to renew for successive periods. The layout and space make it conducive for many types of businesses, today, it is used as a textile manufacturing and shipping facility. The space is roomy and bright, with 15 ft overhead ceilings, it's wide open, easy for loading and unloading with its roll up door and loading dock. There is secure private access through main steel entrance door, a single washroom, and it's all in excellent condition, just ready for your business to move in at below market rates! Current asking price in the complex for Net Rent \$18.00 psf, which is 2x this current lease. Please note: The listing agent is currently the tenant of the building.



Built in 2024

## Essential Information

MLS® #	202406114
Price	\$1,000
Square Footage	1,164
Acres	0.03
Year Built	2024
Type	Commercial Sale
Sub-Type	Industrial
Status	Closed

Date Sold                      May 1st, 2024

**Community Information**

Address                      Unit 03 299 Rocky Lake Drive  
Area                          Halifax - Dartmouth  
District                      20-Bedford  
Sub-District                20-E  
City                          Bedford  
County                      Halifax  
Province                    NS  
Postal Code                B4A 2S5

**Amenities**

Utilities                    Electric  
Parking                    Paved

**Interior**

Heating                    Forced Air

**Exterior**

Roof                        Steel

**Additional Information**

Zoning                    Industrial

**Listing Details**

Listing Office              Gateway Business Brokers

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