



Sterling Mall, 3 Sterling Road | Glace Bay

Prime End-Cap Retail Space with Excellent Frontage **for Lease**

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RE360
COMMERCIAL REAL ESTATE

The Property

High visibility end-cap retail space at Sterling Mall.
A flexible open layout, ample parking, over 100' of frontage, and loading capabilities make this an ideal location for a wide range of commercial uses.

Address	Sterling Mall 3 Sterling Road, Glace Bay, NS	
Available Area	20,267 SF	Main retail space
	6,183 SF	Additional space at rear
	26,450 SF	Total space available
Parking	Ample paved parking	
Loading	Three (3) grade loading doors	
Frontage	100'-10" store frontage facing Sterling Rd	
Signage	Building & pylon signage available	
Public Transit	Located directly on transit route	
On-site Amenities	Part of Sterling Mall, numerous amenities available on-site including PetValu, Dollarama, Platinum Fitness, Sterling Health Centre, Guardian Drugs, J&T Pizza, Dominos	
Net Rent	\$8.00 PSF (based on 10 year term)	
Additional Rent	\$7.75 PSF	
Available	Immediately	



Excellent
frontage



Easy access to main
traffic routes



Ample
parking



Building & pylon
signage

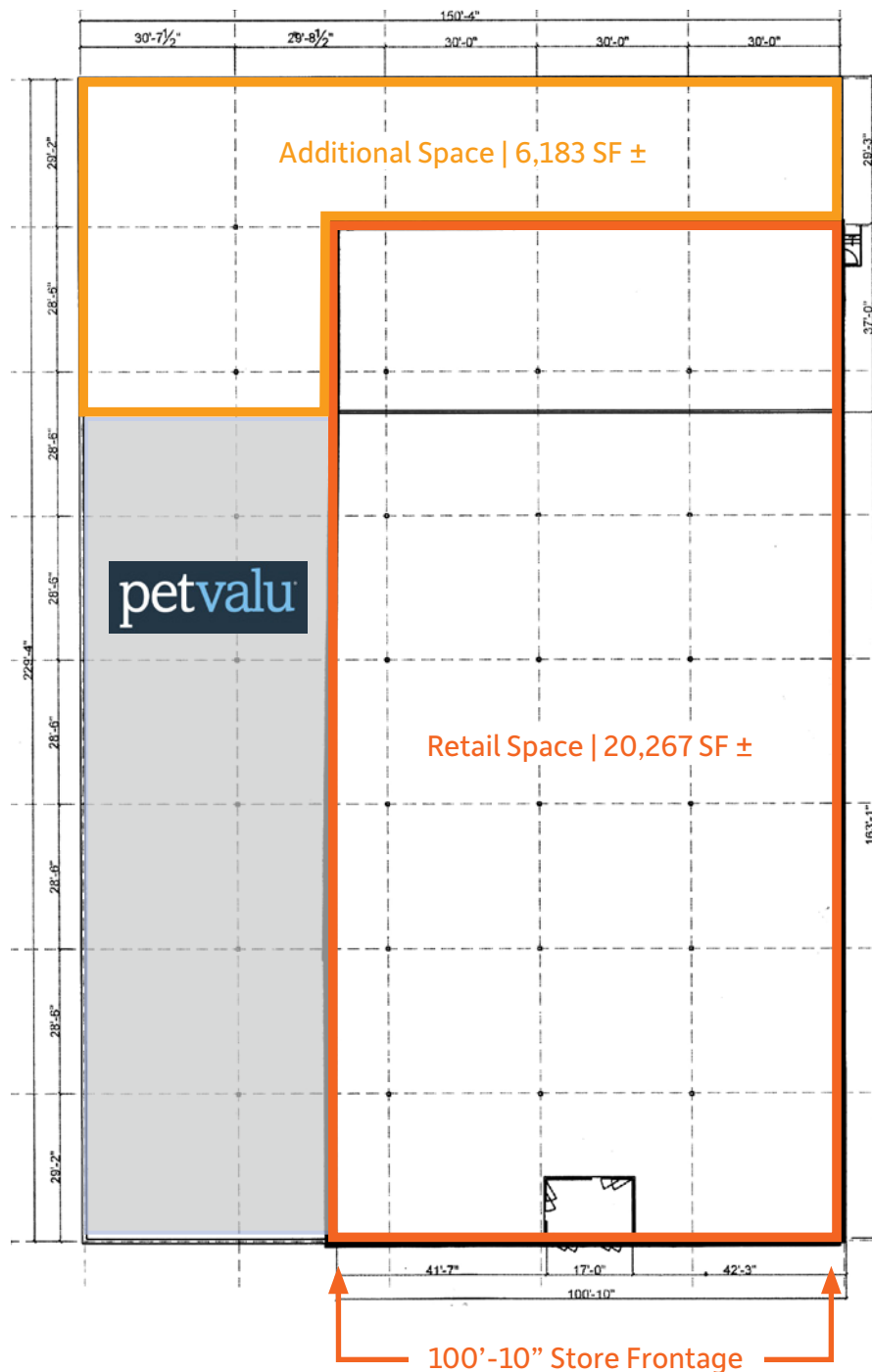


Close to transit
stops

Floor Plan

Total Available Space | 26,450 SF ±

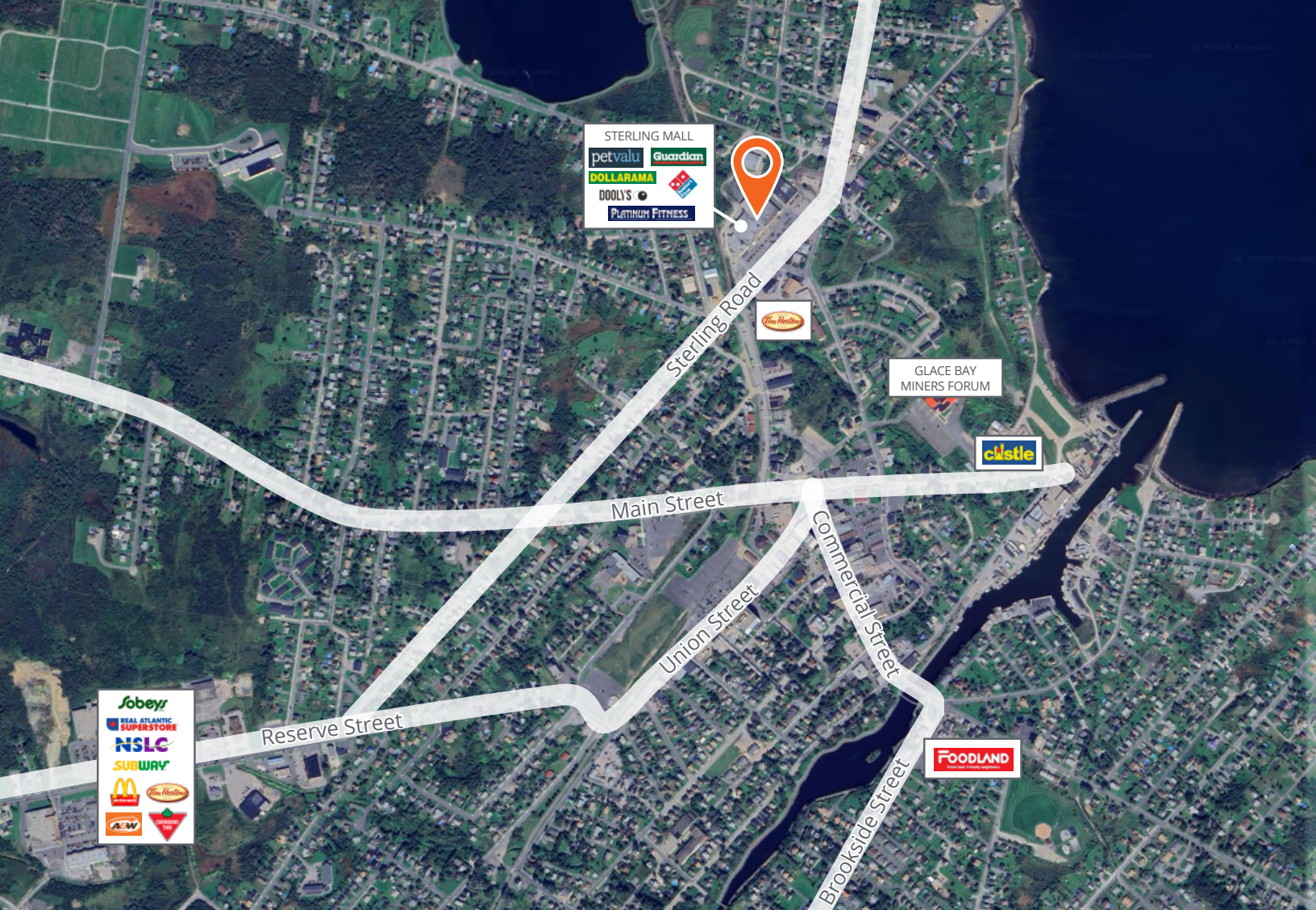
(Demising of space will be considered)





Space Features

- Highly visible, prime end-cap commercial space at Sterling Mall
- Current open plan layout - formally Home Hardware - allows for customizable space
- Three grade loading doors with room at rear for truck turnaround
- Ample parking at front
- Over 100' frontage facing Sterling Road offers excellent exposure and prime signage opportunities
- Demising of space would be considered
- Available immediately



Glace Bay, Nova Scotia

- Main commercial hub for Eastern Cape Breton and surrounding communities
- The area benefits from steady local traffic with a strong demand for essential retail and everyday services
- Close proximity to numerous traffic routes allows for quick access to many areas of Cape Breton including:

Cape Breton University	14 minutes (12 km)
Sydney	23 minutes (20 km)
Sydney Airport	12 minutes (10 km)
North Sydney Ferry Terminal	38 minutes (47 km)
New Waterford	19 minutes (16 km)

Demographics 10 km Radius



Current
Population
22,935



Number of
Households
9,869



Average
Age
45.3



Average
HH Income
\$85,638



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