

# \$1,295,000 - 100 25 Alderney Drive, Dartmouth

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MLS® #202207759

**\$1,295,000**

Bedroom, Bathroom, 4,700 sqft

Commercial Sale

10-C, Dartmouth, NS

The Avery at 25 Alderney Drive is HRMâ€™s hottest new mixed-use property on the downtown Dartmouth waterfront. Residential units upstairs and direct street access makes this 4,700 sq.ft. commercial space an ideal location for offices, retail or spa/personal services or for subdividing into smaller units. Currently, the space is fitted with an open-concept workspace with room for 18+ workstations, 4 glass offices, a central break zone and 2 accessible washrooms. It also offers a large board room with video conferencing and whiteboard, media room or staff room, coffee bar and 5 storage rooms. Designed as a modern collaborative workplace, some furnishings can be included. Employees will love working here. The space has been professionally designed and features floor-to-ceiling windows with light-diffusing privacy blinds, comfortable and energy efficient LED work lighting, and acoustic baffles to reduce sound transference. Owners also have access to the Averyâ€™s on-site gym, rooftop terrace and common room, perfect for hosting employee events. Conveniently located across from Alderney Landing ferry terminal and with 17 indoor parking spots, the Avery is an easy commute and just steps from restaurants, craft breweries, boutiques and walking paths.

Built in 2018

## Essential Information



MLS® #	202207759
Price	\$1,295,000
Square Footage	4,700
Year Built	2018
Type	Commercial Sale
Sub-Type	Commercial
Status	Closed
Date Sold	October 4th, 2023

### Community Information

Address	100 25 Alderney Drive
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 4E0

### Amenities

Utilities	Natural Gas
Parking	Parking Spaces(s)

### Interior

Heating	Heat Pump
Cooling	Air Conditioning

### Exterior

Roof	Other
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### Additional Information

Zoning	condo
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### Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 14th, 2025 at 1:02am ADT