

# \$1,750,000 - 81 Alderney Drive, Dartmouth

MLS® #202402728

**\$1,750,000**

Bedroom, Bathroom, 6,136 sqft  
Commercial Sale on 0.08 Acres

10-C, Dartmouth, NS

The Sterns Building is a designated heritage commercial 3-storey structure with a 1-storey addition fronting on Portland Street. Alderney Dental occupies the first 2 floors, and Lengkeek Engineering occupies the 3rd floor. Both are long term tenants and have recently renewed their leases. The Portland Street addition comprises 1,000 square feet of commercial space offering direct high profile street access. This suite provides an opportunity for an owner-occupier, or purely as an investment property. The building is located in the heart of the downtown core, which serves as the centre for business, banking and government offices for the city of Dartmouth. The building is strategically located on a high profile corner across the street from the Dartmouth Ferry Terminal, the Alderney Landing Market, Gallery and Theatre Building and within walking distance to popular local downtown Dartmouth restaurants including The Canteen, Brightwood Brewery, Lake City Cider and Portland Street Creperie.



Built in 1892

## Essential Information

MLS® #	202402728
Price	\$1,750,000
Square Footage	6,136
Acres	0.08
Year Built	1892

Type	Commercial Sale
Sub-Type	Office
Status	Closed
Date Sold	January 14th, 2025

### Community Information

Address	81 Alderney Drive
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B2Y 2N7

### Amenities

Utilities	Electric, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Parking	None, Public Parking
View	Harbour

### Interior

Heating	Baseboard, Heat Pump, Hot Water
Cooling	Air Conditioning
# of Stories	3

### Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Visual Exposure, Corner Lot
Roof	Rolled/Hot Mop, Other
Construction	Wood Frame

### Additional Information

Zoning	DD - Downtown Dartmouth
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### Listing Details

Listing Office	Keller Williams Select Realty (Branch)
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Listing information last updated on October 12th, 2025 at 9:47am ADT