

GROUND FLOOR COMMERCIAL SPACE FOR LEASE

CBRE

# 86 Portland Street

DARTMOUTH, NOVA SCOTIA



# Property Overview

Positioned in the heart of Downtown Dartmouth, 86 Portland Street offers a prominent commercial opportunity for those with the vision to reimagine and revitalize a well-located space. With frontage along one of the area’s most active corridors, this property provides strong visibility and connectivity within a vibrant, growing neighbourhood.

The building presents a unique opportunity to transform the existing space into something tailored to your business needs. Ideal for creative office, boutique retail, or professional services, the property invites a hands-on approach to unlock its full potential.

Complementing the opportunity is its highly accessible location—surrounded by a thriving local business community, and convenient access to transit and nearby parking.

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Address         | 86 Portland Street, Dartmouth, Nova Scotia, B2Y 1H6 |
| Available Space | 1,200 sq. ft.                                       |
| Frontage        | 28 ft. along Portland Street                        |
| Ideal Use       | Retail, Service and Office                          |
| Net Rent        | \$25.00 per sq. ft.                                 |
| Additional Rent | \$10.00 per sq. ft.                                 |
| Utilities       | Tenant pays power                                   |



# Area Overview

Located on Portland Street in the heart of Downtown Dartmouth, this prominent commercial space sits along one of the area's most active and recognizable corridors. Steps from a lineup of local favourites—including The Canteen, Dear Friend, The Wooden Monkey, Two If By Sea, and Café Good Luck—the surrounding area offers a strong mix of independent shops, services, and daily foot traffic.

With Downtown Dartmouth continuing to grow while holding onto its distinctly local character, 86 Portland Street presents an ideal opportunity to be part of a well-established community.

## Proximity to Major Traffic Routes:

Just minutes from the Macdonald Bridge, with easy access from Alderney Drive, Prince Albert Road, and Pleasant Street.

## Transit-Friendly:

Well-served by Halifax Transit routes and close to Dartmouth's main bus terminal and Alderney Ferry Terminal.

## Heart of Downtown Dartmouth:

Located on Portland Street, within walking distance to award-winning restaurants, financial services, pharmacies, and local shops.

## Flexible Retail Space:

Offered in a largely base condition, allowing tenants to customize and build out a space that aligns with their brand and operational needs.

# 9,726

DAYTIME POPULATION  
(1KM RADIUS)

# \$95,951

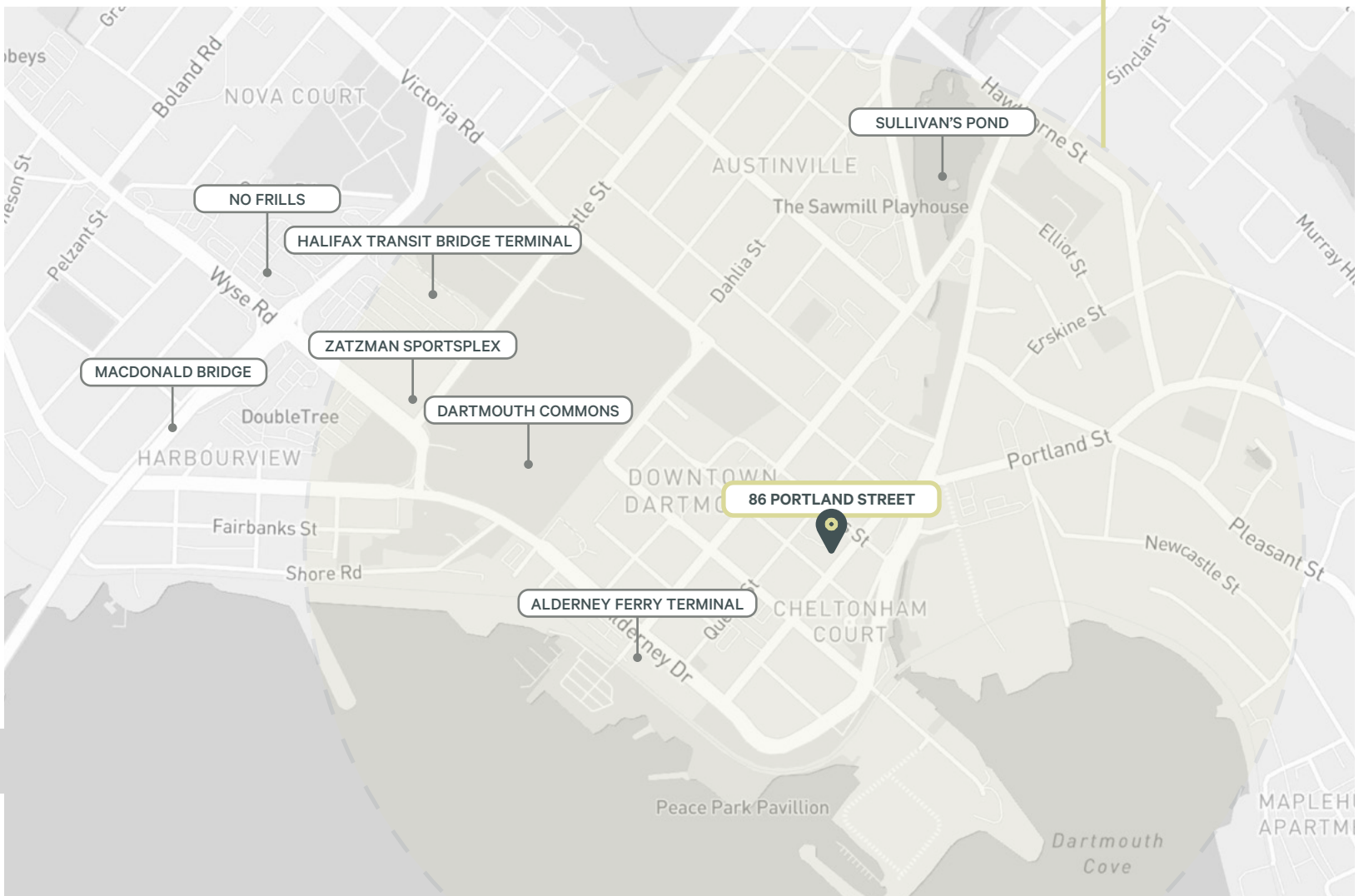
AVERAGE HOUSEHOLD INCOME  
(1KM RADIUS)

# 40.5

MEDIAN AGE  
(1KM RADIUS)

# 15.4%

POP. CHANGE (2020-2025)  
(1KM RADIUS)





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**FOR MORE INFORMATION, PLEASE CONTACT:**

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