

## FOR SALE: Church Hall Building, Downtown Dartmouth, NS



183 Portland Street, Dartmouth, NS  
Ian Travers, Saint James United Church

902-483-1770 [st.james.dartmouth@gmail.com](mailto:st.james.dartmouth@gmail.com)

## BUILDING SUMMARY - 183 Portland Street, Dartmouth, NS

### Property Type

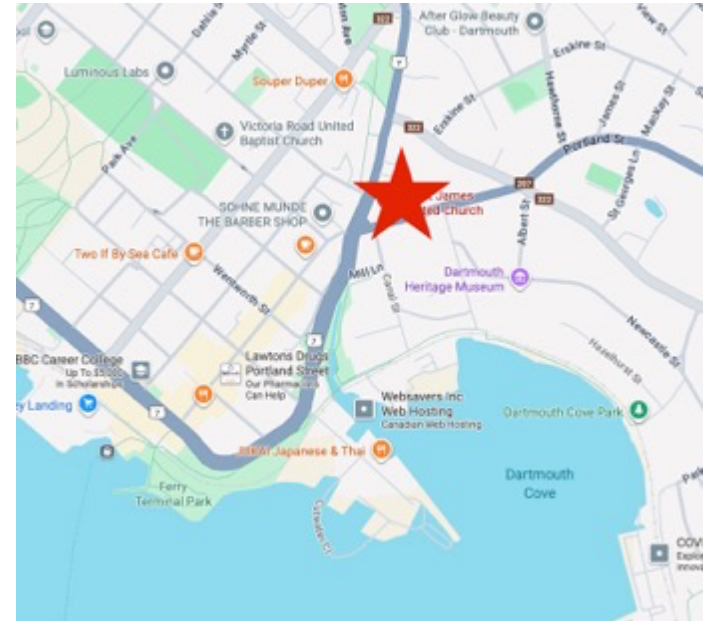
This two-story church hall structure was constructed on a concrete slab with a brick veneer finish. Ground floor (approx. 6,172 SF) entry provides access to some offices and a large kitchen that opens out on to a wooden basketball court and raised/elevated stage for events. The second floor (approx. 2,894 SF) includes offices around the perimeter of the open space below. Total space approx. 9,066 SF.

### Year Built

The building was constructed circa 1955

### Parking

Once the church hall has been subdivided from the adjacent church, a small, shared laneway will provide access to the rear of the building. It appears that if the natural gas meter is relocated, it would be possible to create two or three tandem parking spaces (i.e., each car would park in front of the other).



### Lot Size

To be determined in association with the new buyer. A new lot will be created / subdivided as a result of this property sale. Preliminary estimates indicate the lot will be about 9,000 SF, but this is subject to change based on the final negotiation. The existing driveway between the church and the church hall will be shared by the two buildings for access to the rear of the buildings as well as maintenance for both buildings.

### Zoning

The property is located in Downtown Dartmouth and is zoned Downtown Business District Zone (DB). The DB zone allows a range of commercial and residential uses “as of right”, including office, retail and multifamily housing up to 24 units. Larger multi-family housing is allowed via a Development Agreement (DA) process. A ground floor public or commercial use is required on the Portland/Alderney corridor.

The site meets the minimum lot area (2,500 SF) and minimum lot frontage (25 feet). For new buildings there is a 2 foot maximum front yard setback. Any structure can be built with zero side-yard and rear yards, and the maximum lot coverage ratio is 100%. There are no minimum parking requirements. In short, the zoning is very permissive and should not impose many constraints in the re-purposing of the building and/or land.

**Heating & Hot Water**

There is a boiler room on the ground floor at the rear of the church hall. Hydronic heating for both the church and the church hall is provided by two (2) 500,000 BTU Lochinvar boilers that were installed around 2008. There is a 181-liter Giant brand hot water tank adjacent to the boilers. The kitchen also has its own 75 gallon hot water tank (2024).

**Electricity**

The building has a 400 amp service switch, with the power feed entering the building from Portland Street. This switch services both the church hall and the adjacent church and has two power meters. St. James Church is planning to install a new power service into the church, thus eliminating the need to share power from the church hall.

**Natural Gas**

The building has natural gas that supplies the heating plant. The gas meter is located at the rear of the property and was serviced from Prince Albert Road. The heating plant provides hot water for both the church and the church hall. Work is planned to provide a separate heating system for the church building.

**Water Supply**

The main water supply (1" pipe and meter) enters the building from the Portland Street frontage. This is currently the main water supply for both the church hall and church building. Work is planned to provide a separate water supply for the church building

**Sprinkler System**

A dry sprinkler system was installed in the church building with an extension to the church hall stage area only specifically to address a building code issue related to the curtains on the auditorium stage. If the stage were removed (to create a larger footprint for the auditorium) or the curtains removed, this system should be considered redundant and could be removed. The church would entertain maintaining the noted sprinkler extension on a cost shared basis. The prospective purchaser should confirm this information with their architect or fire code consultant.

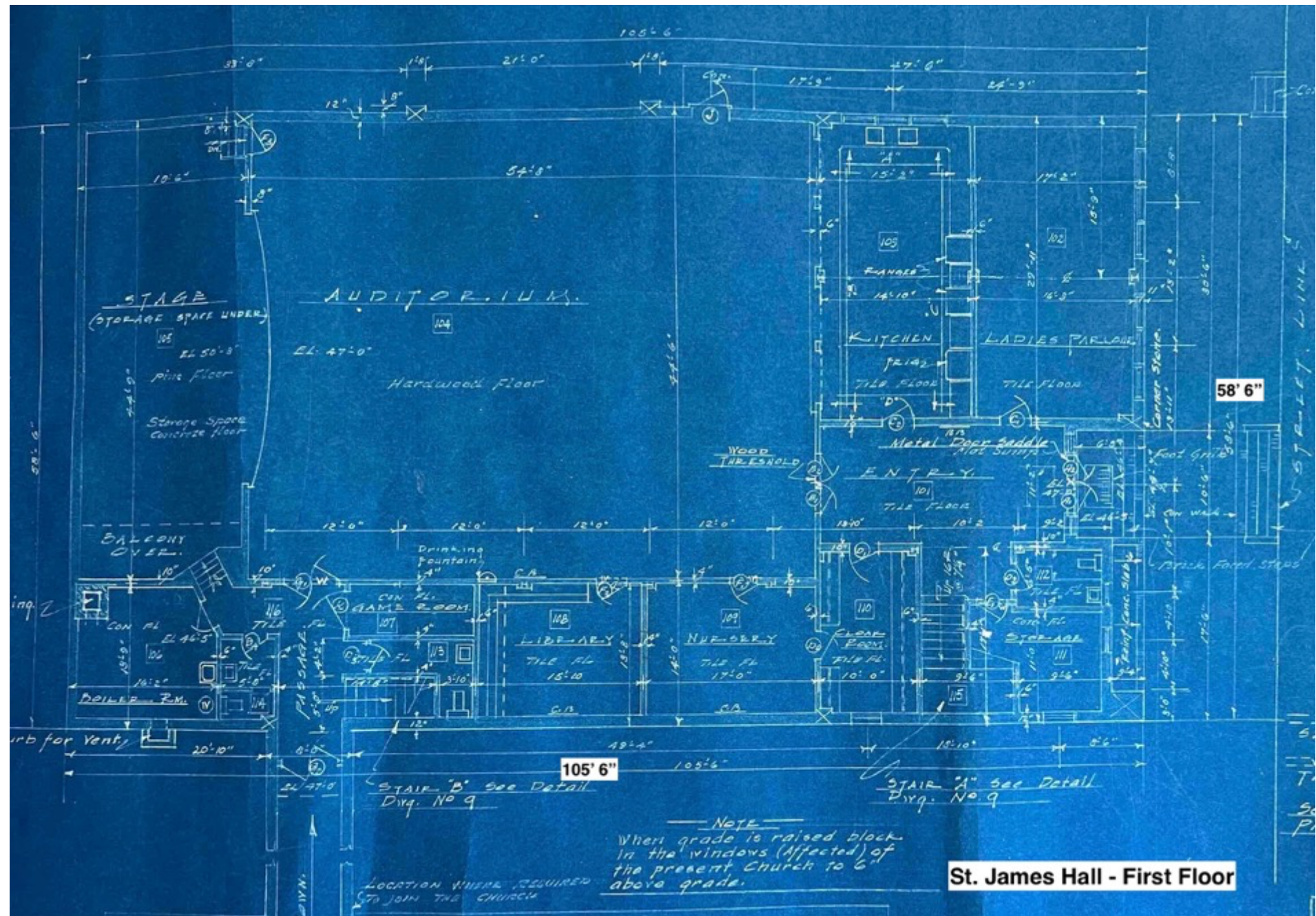


**LOCATION.** This property is located at the corner of Portland Street and Prince Albert Road in Downtown Dartmouth. It is immediately adjacent to the Dartmouth Cove redevelopment area and a short walk to all the downtown amenities.

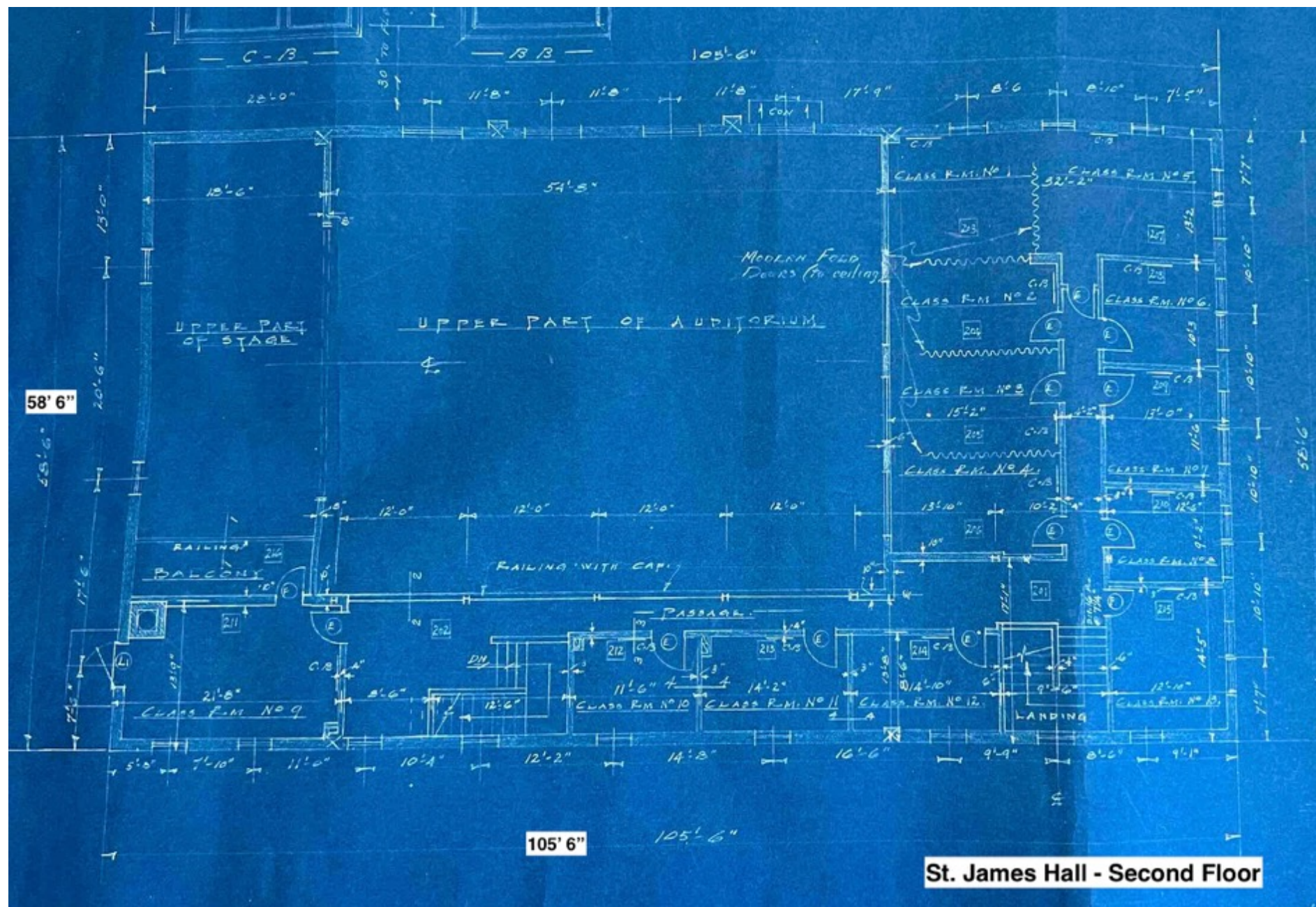




# FLOOR PLANS OF THE CHURCH HALL









## CHURCH HALL PHOTOS- (Foyer, Meeting Room, Coat Closet, Kitchen)





## AUDITORIUM / GYM- (Gym / Auditorium, Front Offices / Upper Hallway, Stage)



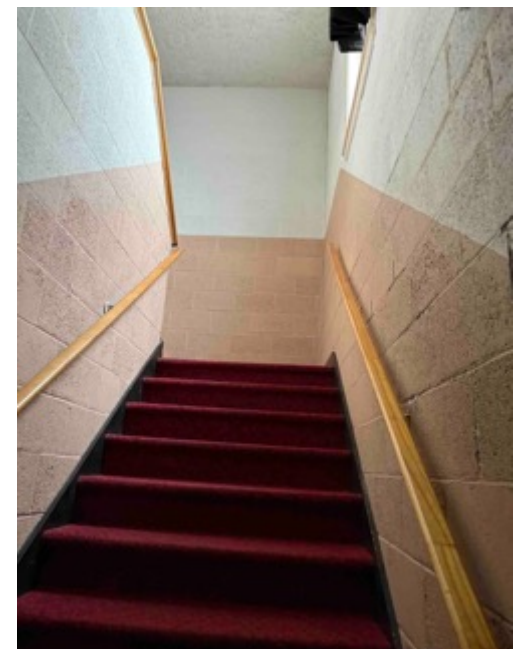
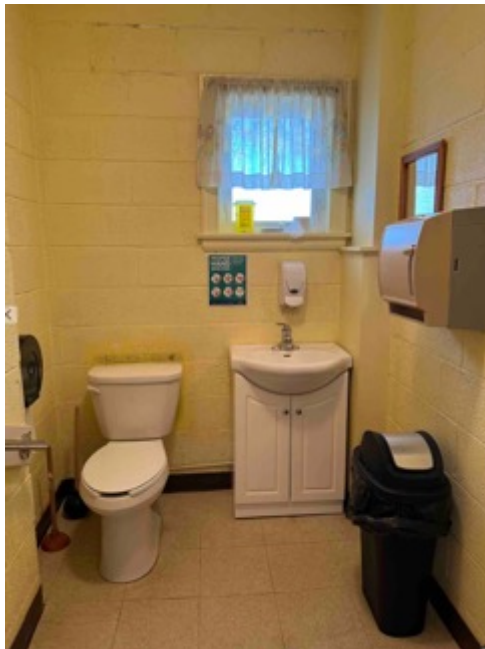


## UPPER FLOOR CLASSROOMS - (Classroom 9, Classroom 2-3-4, Classroom 1-5, Upper Hallway)





## UTILITY SPACES - (Gas Meter at Rear of Building, Boiler Room, Washroom, Driveway, Stairwell)





## ESTIMATED SQUARE FOOTAGE OF BUILDING

The following table is our estimate of the total square footage associated with the building. These figures were derived from the original building plans prepared by Douglas Webber, Architect in 1954. The Vendor / Seller does not warrant any of the included data and all bidders should conduct their own due diligence to confirm all aspects of the building.

### Approximate Space Measurements - St. James Hall

	Length	Width	Square Feet	
Entry Foyer	28.0	10.5	294	SF
Ladies Parlour (Office)	17.0	30.5	519	
Kitchen	15.0	30.5	458	
Cloak Room	10.0	17.5	175	
Nursery	17.0	14.0	238	
Library	16.0	14.0	224	
Boiler Room	16.0	14.0	224	
Stage	15.5	45.0	698	
Auditorium	54.7	44.5	2,433	
Washrooms (3)			159	
Storage / Electrical			100	
Misc (Hallways, Stairs, etc.)			650	
<b>TOTAL FIRST FLOOR</b>	<b>105.5</b>	<b>58.5</b>	<b>6,172</b>	<b>SF</b>
<b>SECOND FLOOR</b>	<b>Length</b>	<b>Width</b>	<b>Square Feet</b>	
Classroom #1 & 5	32.2	13.2	425	SF
Classroom #2, #3 & #4	15.2	28.0	426	
Classroom #6	13.0	10.3	134	
Classroom #7	13.0	11.5	150	
Classroom #8	12.5	9.2	115	
Classroom #9	21.7	13.8	298	
Classroom #10	11.5	8.5	98	
Classroom #11	14.2	8.5	121	
Classroom #12	14.9	8.5	127	
Classroom #13	12.9	14.5	187	
Misc (Hallways, Stairs, etc.)			813	
Long Corridor	105.5	13.8	1,451	
Office Section	32	45	1,443	
<b>TOTAL SECOND FLOOR</b>			<b>2,894</b>	<b>SF</b>
<b>ESTIMATED TOTAL SQUARE FOOTAGE</b>			<b>9,066</b>	<b>SF</b>



## POTENTIAL PLAN OF LAND SUBDIVISION

This plan shows one potential scenario for the subdivision of the church hall from the main church. The intent is to provide the new owner with access to the rear of the building via an easement over the main church property. Snow removal costs and driveway maintenance would be shared proportionately between the two surviving owners.

