



**64 Ottawa Street, Summerside, PE, C1N 1W2**

**Price: \$475,000**

Discover exceptional commercial potential in Summerside's thriving industrial district with this solid, well-built former Shur-Gain office at 64 Ottawa Street, complete with two lots for the price of one, including a valuable extra parcel directly across the road. Surrounded by active manufacturing, production facilities, and select retail operators, this property sits just minutes from downtown and the busy Water Street corridor, and is centrally located with fast, convenient access to the entire Island. The Confederation Bridge is only 20 minutes away, making mainland travel a breeze, and the Slement Park Airport is just 15 minutes away for flying in major clients or jetting out to close big deals. Inside, the building features two full floors, giving your company the space to expand, separate departments, and organize operations with ease. The interior is practically purpose-built for a high-performing corporate sales hub, offering a welcoming main reception with a grand illuminated desk, a dedicated technology/photocopier/stationary room, a spacious boardroom for productive meetings, multiple bathrooms, ample storage, and a separate networking/telephone equipment room. Strongly built and intelligently designed, the property offers exceptional flexibility, ideal for a growing sales force, shared office concepts, or even a tech incubator. With only minor cosmetic updates, this building can be transformed into a modern, impressive headquarters ready for growth.

## **CONTACT**

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## PROPERTY DETAILS

Current/Previous Use: Office space	Parking: Dedicated parking lot
MLS: 202528403	Sprinklered: Yes
Multi-tenant building: No	Security: Yes
Building Age: 66 years	Networked: Yes
Number of Floors: 2	Ceiling Height: 12'-14'
Entire Building sq/ft.: 6,044	Restrooms: Yes

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## UTILITIES

Power on Site: Yes  
Telecom on Site: Yes

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## QUESTIONS

If you have any questions about our listings tool, contact

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