



601 Read Drive, Summerside, PE, C1N 5C2

Price: \$1,500,000

This exceptional commercial property presents a unique opportunity as it is currently divided into two separate units. Boasting over 24,000 square feet, 7,000 square feet already leased on one side by City Flooring, there is an immediate income stream in place. However, the possibilities for this building and property extend far beyond its current configuration. Sitting on a spacious 3.14-acre parcel with excellent highway exposure, this property offers endless possibilities for expansion and development. The existing division into two separate units provides flexibility for various business ventures. You can capitalize on the existing income stream from the leased unit while exploring the potential of the remaining space. The property's prime location and ample space make it perfect for a retail/warehouse mix or even a manufacturing facility with a showroom. The mezzanine overlooking the showroom floor adds an additional level of functionality and visual appeal. With the additional lot included, there is further room for expansion or alternative revenue-generating opportunities. You can consider adding onto the current building, expanding the driveway space, or even selling the .66-acre lot next to the building. The property's positioning on a hill enhances its visibility and makes it a standout location for those driving into Summerside. Its C-2 zoning designation allows for a wide range of commercial uses, providing even more flexibility for your business plans. Take this opportunity to capitalize on the property's prime location, income potential, and ample space. Explore the possibilities, unlock its full potential, and make this property the foundation for your business' success.

CONTACT

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PROPERTY DETAILS

Current/Previous Use: Retail and storage

MLS: 202312784

Multi-tenant building: Yes

Building Age: 48 years

Number of Floors: 2

Heating/Cooling: A/C, ventilation system

Lot Size: 3.14

Entire Building sq/ft.: 25,782

Parking: Dedicated parking lot

Networked: Yes

Loading Doors: Yes

Restrooms: Yes

UTILITIES

Power on Site: Yes

Telecom on Site: Yes

QUESTIONS

If you have any questions about our listings tool, contact

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