

**LISTING NO: 312** Property Type:  
Building

Zoning Type:  
Commercial  
Terms: For Sale

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**227-239 Water Street, Summerside, PE, C1N 1B4** Price: **\$1,999,999**

Prime Mixed-Use Investment Opportunity in Downtown Summerside! This incredibly rare offering presents a meticulously maintained building with 16 residential units and 8 diverse commercial spaces (retail and restaurant) right in the heart of the city. Boasting 100% occupancy with exceptional tenants and a high capitalization rate, enjoy a highly visible location on a busy street with abundant foot traffic, complemented by ample public parking at the rear on First Street. A solid foundation ensures lasting value in this high-demand asset. This property is a smart and secure investment, priced to sell quickly.

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## CONTACT

### Eva Clow

Company: Royal LePage Prince Edward Realty

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## PROPERTY DETAILS

Current/Previous Use: Commercial and residential

MLS: 202522076

Multi-tenant building: Yes

Building Age: 57 years

Number of Floors: 3

Heating/Cooling: A/C, ventilation system

Lot Size: 0.43

Entire Building sq/ft.: 26,532

Parking: Lot behind bldg, street parking

Sprinklered: Yes

Security: Security system, monitored alarm, smoke detectors

Networked: 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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