

**45 Cannon Drive, Summerside, PE, C0B 2A0**

**Price: \$7,000,000**



Discover a rare opportunity to own a fully renovated, well-equipped commercial property in the heart of Slemon Park, PEI. This expansive 4.2-acre parcel features modern epoxy floors with in-floor heating, ensuring durability and comfort throughout the facility. Designed for flexibility and efficiency, the building offers spacious open areas, ideal for manufacturing, warehousing, or specialty production. The two levels of finished office space provide ample room for administration, operations, and client-facing functions. Key highlights include: loading docks for seamless shipping and receiving, large paved parking lot to accommodate staff and transport vehicles, existing food production equipment in place ready for immediate use, and potential rental income with adaptable spaces that could support multiple tenants. Strategically situated near the highway, the location ensures fast and convenient access across the island, making logistics a breeze. Whether you're expanding, relocating, or investing, this centrally located property offers an exceptional base of operations with room for growth. Zoned for commercial/industrial use, this property is perfect for food production, warehousing, distribution, or multi-use commercial operations.

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## **CONTACT**

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## **PROPERTY DETAILS**

MLS: 202515918	Parking: Dedicated parking lot
Building Age: 21 years	Property ID: 939918
Number of Floors: 2	Sprinklered: Yes
Heating/Cooling: A/C, ventilation system	Security: Yes
Lot Size: 4.20	Networked: Yes
Entire Building sq/ft.: 54,480	Loading Doors: Yes
	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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