



601 Read Drive, Summerside, PE, C1N 5C2

Price: \$1,300,000

LOCATION LOCATION LOCATION! This exceptional commercial property presents a unique opportunity as it is currently divided into two separate units. Boasting over 24,000 square feet, 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. 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 green space that has potential to be subdivided into another commercial lot, 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, and ample space. Explore the possibilities, unlock its full potential, and make this property the foundation for your business's success.

CONTACT

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PROPERTY DETAILS

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| Current/Previous Use: Retail and storage | Parking: Dedicated parking lot |
| MLS: 202416459 | Networked: Yes |
| Multi-tenant building: Yes | Loading Doors: Yes |
| Building Age: 47 years | Restrooms: Yes |
| Number of Floors: 2 | |
| Heating/Cooling: A/C, ventilation system | |
| Lot Size: 3.14 | |
| Entire Building sq/ft.: 25,782 | |

UTILITIES

Power on Site: Yes
Telecom on Site: Yes

QUESTIONS

If you have any questions about our listings tool, contact

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