



107 Walker Avenue, Summerside, PE, C1N 4K2 **Price: \$1,850,000**

Investment opportunity! Located in the City of Summerside's North end Commercial District. Located on one of the busiest streets in the city. Modern executive office building with special attention given to outside design, curb appeal and professional well laid out floor plan. Main floor consists of 5200 square feet of executive office space with multiple offices, large reception area, board room, public and staff washroom, large file room, kitchen/lunch room, photo copier room, and large open concept office area. Lower level consists of 4 separate self contained units 1250 square feet each. Each unit has separate entrances, reception area, offices, bathrooms, and staff areas. Lower level units each have individual mechanical rooms with separate heat pumps, electric in floor hot water furnaces, and electric hot water heaters. All tenants have long term leases in place -Modern office area -Extra large multi parking area in front and rear of building -Large entry with large customer waiting area - Reception area with ample customer seating area. photo copier room -Staff lunch room - Board room -Large file room -8 large offices on main level -1850 square feet of open concept office area presently used as office cubicle space -Quality built with quality materials - Central air conditioning and central heating - Bright and spacious -Energy efficient building - Strong leased property -High traffic exposure located in City North end commercial district - Professional curb appeal -Excellent investment property Separate in-floor hot water furnaces , air exchangers ,hot water heaters , heat pumps for lower level units.

CONTACT

Steven Malayny

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PROPERTY DETAILS

Current/Previous Use: Office, therapy	Parking: Dedicated parking lot
MLS: 202401621	Property ID: 1043090
Multi-tenant building: Yes	Security: Security system, smoke detectors
Building Age: 13 years	Networked: Yes
Number of Floors: 2	Restrooms: Yes
Heating/Cooling: Furnaces, A/C, ventilation system, heat pumps	
Lot Size: 0.83	
Entire Building sq/ft.: 10,400	

UTILITIES

Power on Site: Yes
Telecom on Site: Yes

QUESTIONS

If you have any questions about our listings tool, contact

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