

# **\$695,000 - 12699 Loyalist Parkway, Prince Edward County (picton Ward)**

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MLS® #X12439334

**\$695,000**

0 Bedroom, 0.00 Bathroom, 39,987 sqft  
Retail on 0.00 Acres

Picton Ward, Prince Edward County (picton Ward), Ontario

Position your business for success with this rare Highway Commercial property along one of Prince Edward County's busiest corridors. Ideally situated at the gateway to Picton on nearly an acre of land, 12699 Loyalist Parkway offers unmatched exposure, versatile infrastructure, and the added value of a residential income stream or owner-occupancy all at a price that makes it one of the most attractive commercial offerings in the County today. The 4,000 sq. ft. commercial building was purpose-built for business and designed to maximize efficiency and adaptability. Featuring six garage bays, multiple storage rooms, and a two-piece bathroom, its ideally suited for automotive, trades, service-based enterprises, warehousing, or a variety of other permitted uses. The prominent frontage and easy access from Loyalist Parkway ensure consistent visibility and convenience for both customers and deliveries. Adding to the property's unique appeal is a separate, well-maintained 3+2 bedroom home with approximately 1,200 sq. ft. of bright, functional living space. Complete with a lower-level walk-out, second kitchen, and renovated bathroom, the residence offers flexible options: generate rental income, provide in-law or staff accommodations, or create a comfortable live-work setup for an owner-operator. With nearly an acre of usable space, the property



also provides ample room for expansion, additional parking, or outdoor storage offering long-term growth potential. Priced to sell, this listing represents an exceptional opportunity for entrepreneurs, tradespeople, or investors to secure a high-visibility location and maximize both business and income potential. Whether you're looking to establish your enterprise, expand operations, or invest in one of Prince Edward County's most strategic commercial locations, this property delivers unmatched value. Opportunities like this rarely come to market don't miss your chance to make it yours. (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12439334 |
| Price          | \$695,000 |
| Bathrooms      | 0.00      |
| Square Footage | 39,987    |
| Acres          | 0.00      |
| Type           | Retail    |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 12699 Loyalist Parkway             |
| Subdivision | Picton Ward                        |
| City        | Prince Edward County (picton Ward) |
| Province    | Ontario                            |
| Postal Code | K0K2T0                             |

## Interior

|            |                           |
|------------|---------------------------|
| Appliances | All                       |
| Cooling    | Partially air conditioned |

## Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 172.33 x 296.04 FT |
|-----------------|--------------------|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | KELLER WILLIAMS ENERGY REAL ESTATE |
|----------------|------------------------------------|



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