

\$1,250,000 - 31 County Road 18 Road, Prince Edward County (athol Ward)

MLS® #X12483520

\$1,250,000

0 Bedroom, 0.00 Bathroom, 2,348 sqft

Business on 0.00 Acres

Athol Ward, Prince Edward County (Athol Ward), Ontario

Excellent opportunity to live and work in the heart of beautiful Prince Edward County! The Cherry Valley Country Store at 31 County Road 18 is a well-established, turn-key business with a loyal local customer base and steady tourist traffic year-round. This thriving community hub offers LCBO agency services, lottery sales, groceries, clothing, local artisan goods, and so much more. It's a true one-stop shop for residents, cottagers, and visitors alike, providing both convenience and charm in one of the County's most picturesque villages. The property also includes a fully equipped commercial kitchen, offering exciting potential to expand the business with a caf, bakery, or takeout operation. The layout provides plenty of display and storage space, making it easy to introduce new product lines or services. The attached two-bedroom apartment adds valuable versatility-live on-site for a convenient lifestyle, rent it out for additional income, or convert it into more retail or service space to grow the business. This is a full turn-key operation, ideal for anyone seeking a balanced work-live lifestyle or a solid investment in a growing region. The seller is committed to a smooth transition and is willing to assist with training and guide the new owner through obtaining LCBO and lottery licenses. Situated just minutes from Picton, Sandbanks Provincial Park, and many of the County's top



wineries and attractions, this location combines strong business potential with an unbeatable lifestyle. Don't miss this rare chance to own a successful business and residence in one of Ontario's most desirable destinations-a place where community, opportunity, and quality of life come together. Come see it today, fall in love, and you too can call the County Home! (id:6289)

Essential Information

Listing #	X12483520
Price	\$1,250,000
Bathrooms	0.00
Square Footage	2,348
Acres	0.00
Type	Business

Community Information

Address	31 County Road 18 Road
Subdivision	Athol Ward
City	Prince Edward County (athol Ward)
Province	Ontario
Postal Code	K0K1P0

Interior

Cooling	Fully air conditioned
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Exterior

Lot Description	67 x 168 FT
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Listing Details

Listing Office	KELLER WILLIAMS ENERGY REAL ESTATE
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