

FOR LEASE

# 31 Heather Drive

Milton Station, Prince Edward Island



**CUSHMAN &  
WAKEFIELD**  
Atlantic



Proximity to Charlottetown

## 1,500 sf Free Standing Commercial Building | Lease Rate: \$14.00 psf Net

### PROPERTY OVERVIEW

#### PROPERTY TYPE

Single storey stand-alone commercial building

#### LOCATION

Heather Drive, connected to Sleepy Hollow Road

#### FEATURES

Located on its own independent lot, the property includes parking space for multiple vehicles. This commercial building is ideally situated in a quiet mixed residential/commercial area. The inside space is equipped with private office spaces, storage, kitchen, washrooms, multi-purpose space and two overhead doors for access.

#### AVAILABILITY

Building Available: April 1<sup>st</sup>, 2022



Easy highway access



Located nearby main city



Windows offering natural light



Single storey building



Multi-purpose building



On-site parking for multiple vehicles

### Contact






ANN WORTH  
Commercial Real Estate Advisor  
+1 902 626 9666  
aworth@cwatlantic.com



## LOCATION

This property is part of the rural Milton Station Community in Queens County, situated on a private lot, nearby Graham Rogers Lake. The Greater Charlottetown Area continues to be a hot growing market for companies expanding and start up businesses. Ideally located near the Charlottetown Bypass Arterial Highway off Sleepy Hollow Road offering easy transportation to Greater Charlottetown, and many other amenities. Less than a 10-minute drive from the Charlottetown Airport. Located just outside of a large commercial district near Sherwood and Malpeque Road. This is a perfect opportunity for a business professional or group looking to establish their business in a location that offers great access to the capital city and surrounding communities.

## BUILDING FEATURES

-  Heat pump system for heating
-  Building access 24/7 – 365 days a year
-  Wheelchair accessibility
-  Multi use space ready for new business ideas
-  Single open space or can be subdivided

## Contact

ANN WORTH  
Commercial Real Estate Advisor  
+1 902 626 9666  
aworth@cwatlantic.com