



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR SALE

**1329 PORT HILL STATION ROAD
TYNE VALLEY, PE**

**VERSATILE COMMERCIAL
INVESTMENT
OPPORTUNITY**

204 Strathgartney Road
Bonshaw, PE
+1 902 626 9666
cwatlantic.com

FOR SALE

1329 Port Hill Station Road
Tyne Valley, PE



Well-Positioned Property



COMMERCIAL INVESTMENT OPPORTUNITY FOR SALE | SALE PRICE: \$1,200,000

PROPERTY HIGHLIGHTS

- Excellent commercial investment opportunity to acquire a turnkey convenience store within Tyne Valley, PE.
- Nestled within a well-maintained commercial building on a 0.23 acre lot, with a versatile layout allowing for a variety of uses.
- Robust and high performing convenience business in the centre of town.
- Income producing property with established tenants in place including a licensed bar, and hair salon.
- Well positioned property with great exposure onto Port Hill Station Road, and some customer parking

LOCATION INFORMATION

- This well performing convenience store is situated within the peaceful community of Tyne Valley, PE.
- Originally known as “The Landing” the area is known for it’s agricultural work, with 1.8% of total farms in PEI coming from the area.
- Strategically positioned at the crossroads of Port Hill Station Road and Route 12, providing additional access to the Western portion of PEI.
- Located 31 km from Summerside (30 mins) & 88 km from Charlottetown (1hr 15mins)

Contact

ANN WORTH, C.I.T.P
Commercial Real Estate Advisor
+1 902 626 9666
aworth@cwatlantic.com

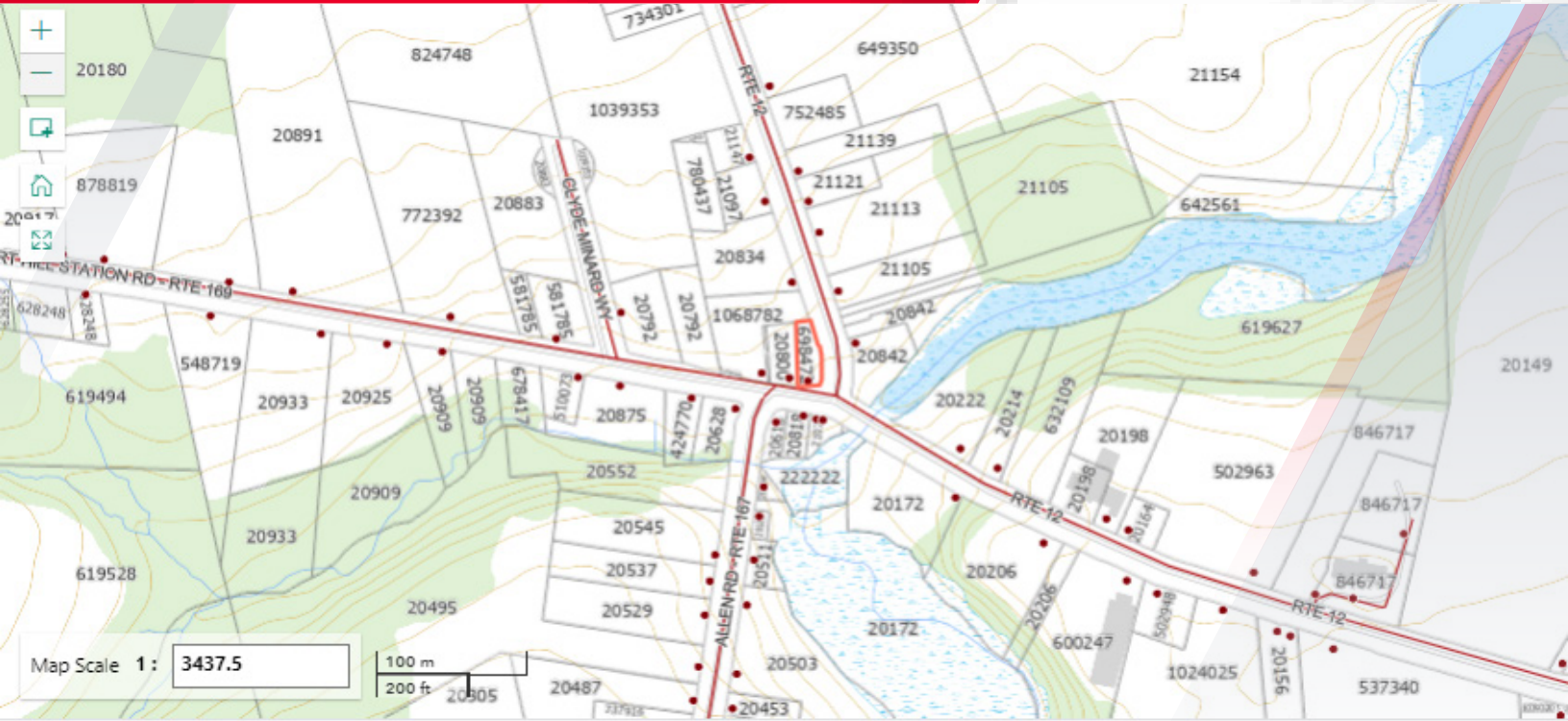


Demographics - Tyne Valley, PE (25 km Radius)

Population	27,146
Daytime Population.....	22,198
Total Households	11,711
Avg. Household Income	\$77,980
Average Age	44.5
Male Average Age	45.6
Female Average Age	43.4

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