

PRIME INVESTMENT FOR SALE

106 MAIN STREET

Souris, PEI

Price: \$695,000

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 **CUSHMAN &
WAKEFIELD**
Atlantic

About the BUILDING

A unique opportunity for investors to have a footprint in the heart of Souris, Prince Edward Island. Strong performing income asset with consistently high occupancy and excellent tenant base. This property has exceptional near and long-term value. Extensive recent updates over the last 3 years to the property units on both levels.



Features

Total of 12 units high occupancy with a steady income

Two-storey building on the main thoroughfare in Souris

Freehold commercial building

Mixed-use with residential and retail/office space

Parking available at the back of the building for tenants

Paved yard at the back of the building

Renovations completed over the last 3 years on both levels

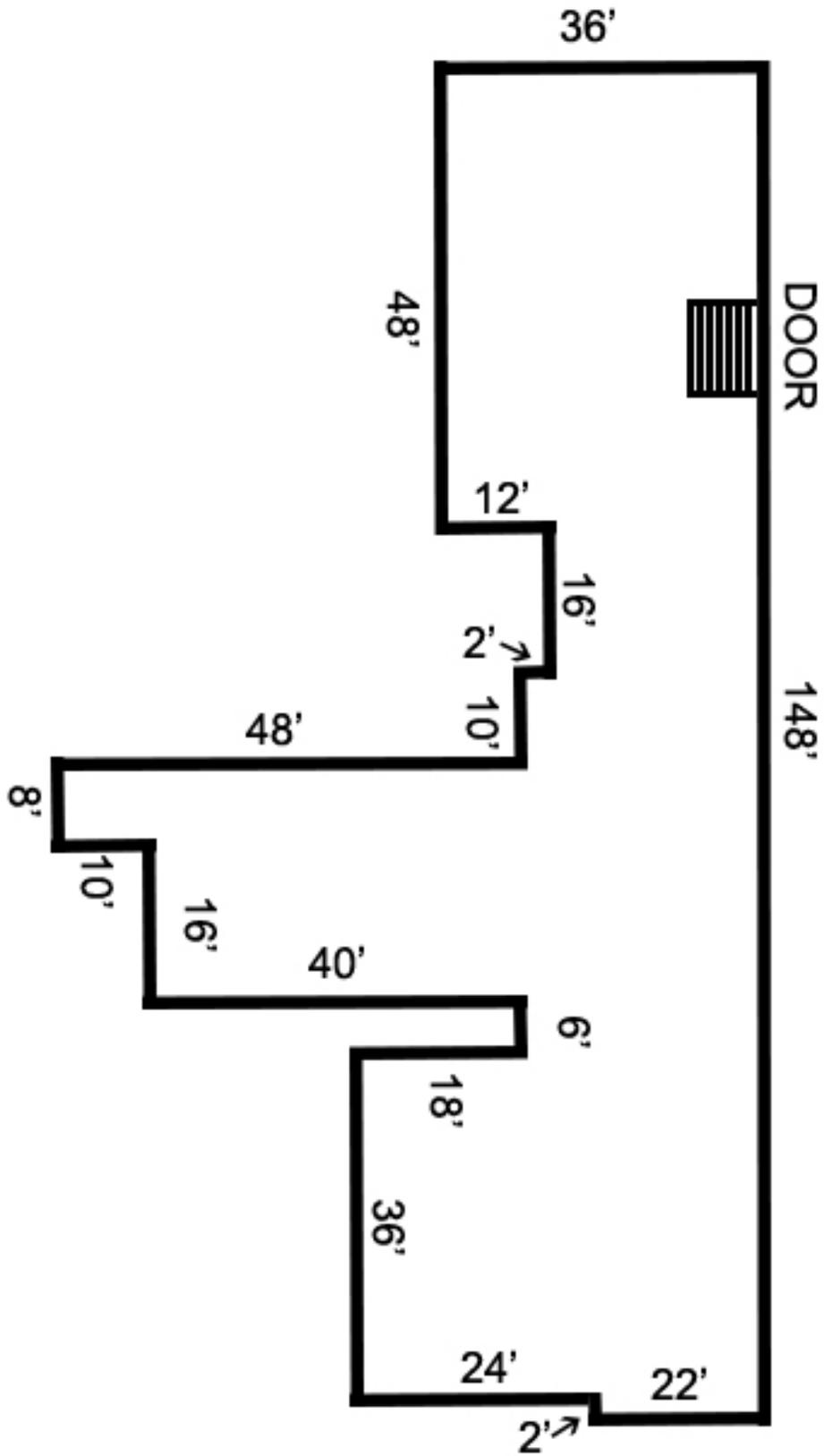
Prime location near town hall with high roadway visibility

Strong tenant base with retail shops, offices and residential

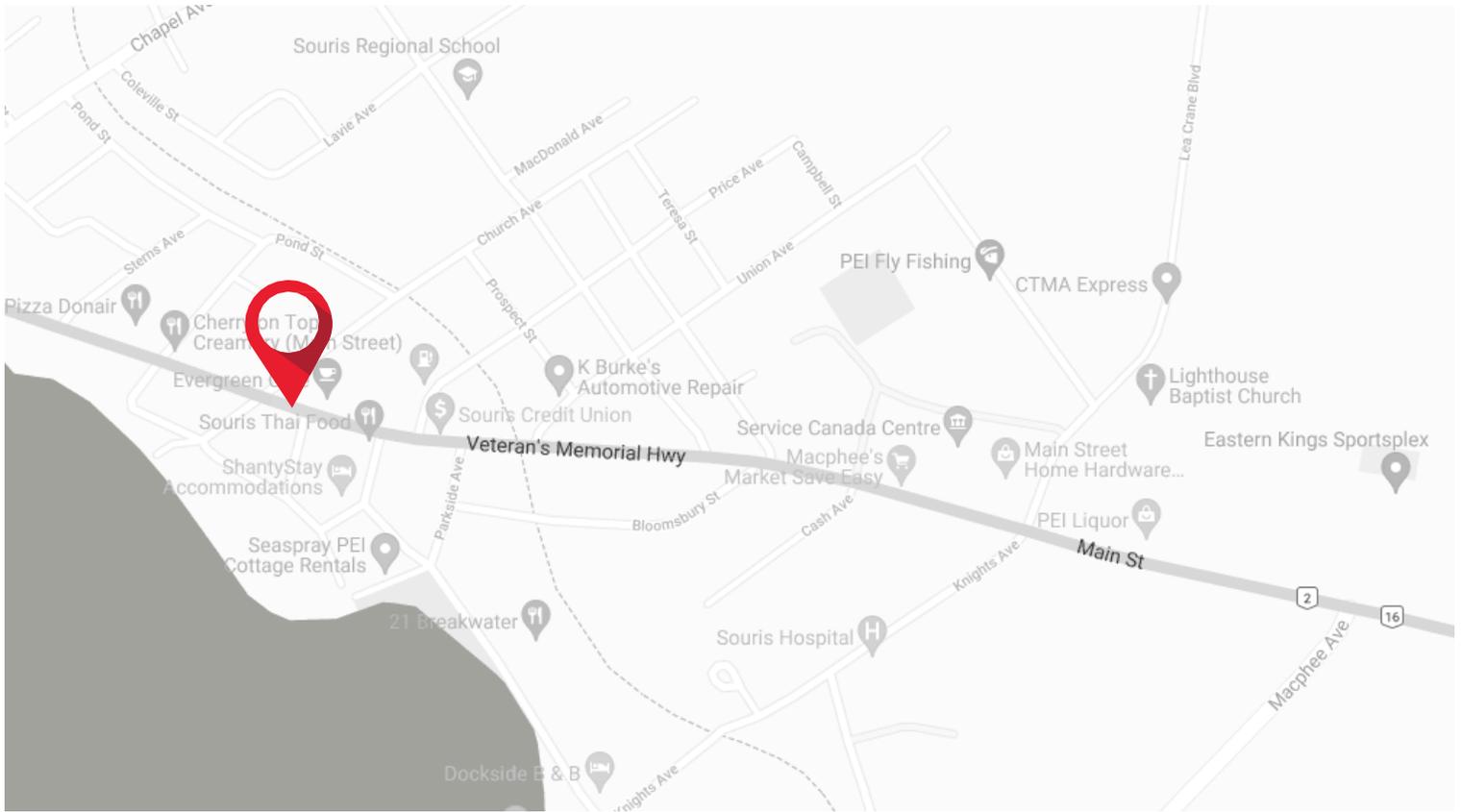
Sold as is, no property condition disclosure statement

**Prime location
and a huge
investment
opportunity in
the hub of
Souris.**

Floor Plan



Location



Demographics

1,300
Population

\$52,558
Average Household Income

52
Median Age

Located in the historic seaside town of Souris, Prince Edward Island that has been known as a shipbuilding centre and port town. The area offers long sandy beaches, views of the coastline and is the hub for the easternmost region of Prince Edward Island. Souris is the gateway to the Magdalen Islands, Quebec via ferry. Situated on Main Street a central busy thoroughfare with lots of different amenities in proximity.

CONTACT

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