



**CUSHMAN &  
WAKEFIELD**  
Atlantic



**FOR SALE**

**232 WHARF ROAD  
NINE MILE CREEK, PE**

**+/- 4,843 SF**

**ESTABLISHED BUSINESS  
& BUILDING FOR SALE**

204 Strathgartney Road  
Bonshaw, PE COA 1C0  
Main +1 902 626 9666  
[cwatlantic.com](http://cwatlantic.com)



FOR SALE

232 Wharf Road  
Nine Mile Creek, PE



3D VIRTUAL TOUR



+/- 4,843 SF INDUSTRIAL/MANUFACTURING PROPERTY | SALE PRICE: \$695,000

## PROPERTY HIGHLIGHTS

### Property Type

Industrial/manufacturing building, currently used as an oyster processing facility.

### Location

Situated within the beautiful community of Nine Mile Creek, PEI. Directly off of Route 19.

### Property Features

This industrial/manufacturing property currently operates as a oyster processing site, and offers the opportunity to acquire all necessary equipment and buildings for an excellent turn-key opportunity.



FULLY EQUIPPED  
OYSTER PROCESSING  
BUSINESS



MAIN BUILDING  
OFFERS OFFICE  
BUILDOUT WITH  
REAR WAREHOUSE



WATER ACCESS  
WITH PRIVATE  
WHARF.



EQUIPMENT, BUILD-  
INGS, AND BUSINESS  
ALL AVAILABLE FOR  
PURCHASE



ADDITIONAL STOR-  
AGE/WAREHOUSE  
BUILDINGS ON-SITE



LOCATED UNDER 30 MIN-  
UTES FROM DOWNTOWN  
CHARLOTTETOWN

## Contact

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





## Location Information

Located within the beautiful community of Nine Mile Creek, and nestled on the outskirts of Bacon Cove. This property is strategically situated on the Southern Shores of PEI, with direct water access. Situated just under 25 minutes from the downtown core of Charlottetown, where amenity offerings are rich, and only moments from Route 19, which provides quick and convenient access to several nearby communities and towns.

## Contact

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## Equipment / Assets List

- HACCP approved 60'x60' building/plant
- CFIA approved Safe Foods for Canada Act plan
- 2008 19' Carolina Skiff - 2008 60hp Mercury outboard
- 2008 24' Karava Boat Trailer
- 2001 16' Fiberglass Oyster Dory - 2011 40hp Mercury Outboard
- 2011 20' aluminum Dory Trailer
- 1 - Tray Store 3500 Saltwater Tank System
- 35 - tray store containers
- Electric Pressure Washer
- Flake Ice Machine
- Walk in Cooler
- 3 - Stainless steel grading tables
- Mini Max gerrard oval strapping tables
- Crown electric lift
- Pallet jack
- Plastic Pallets
- Plastic Pallets
- HP Laptop
- GL412E Label Printer
- Desk Top Computer
- Magellan Explorist 500 GPS
- Garmin GPS Map 78s
- Canon MB2120 4 in 1 printer
- Digital scales
- Oyster shucking station
- 3 - Office desks / 3- Filing cabinets
- Wooden oyster boxes
- Plastic pans
- Plastic trays
- 2 - 2 Pan exacta tanks
- Lease markers and weights
- Oyster rakes
- Lease desilter

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