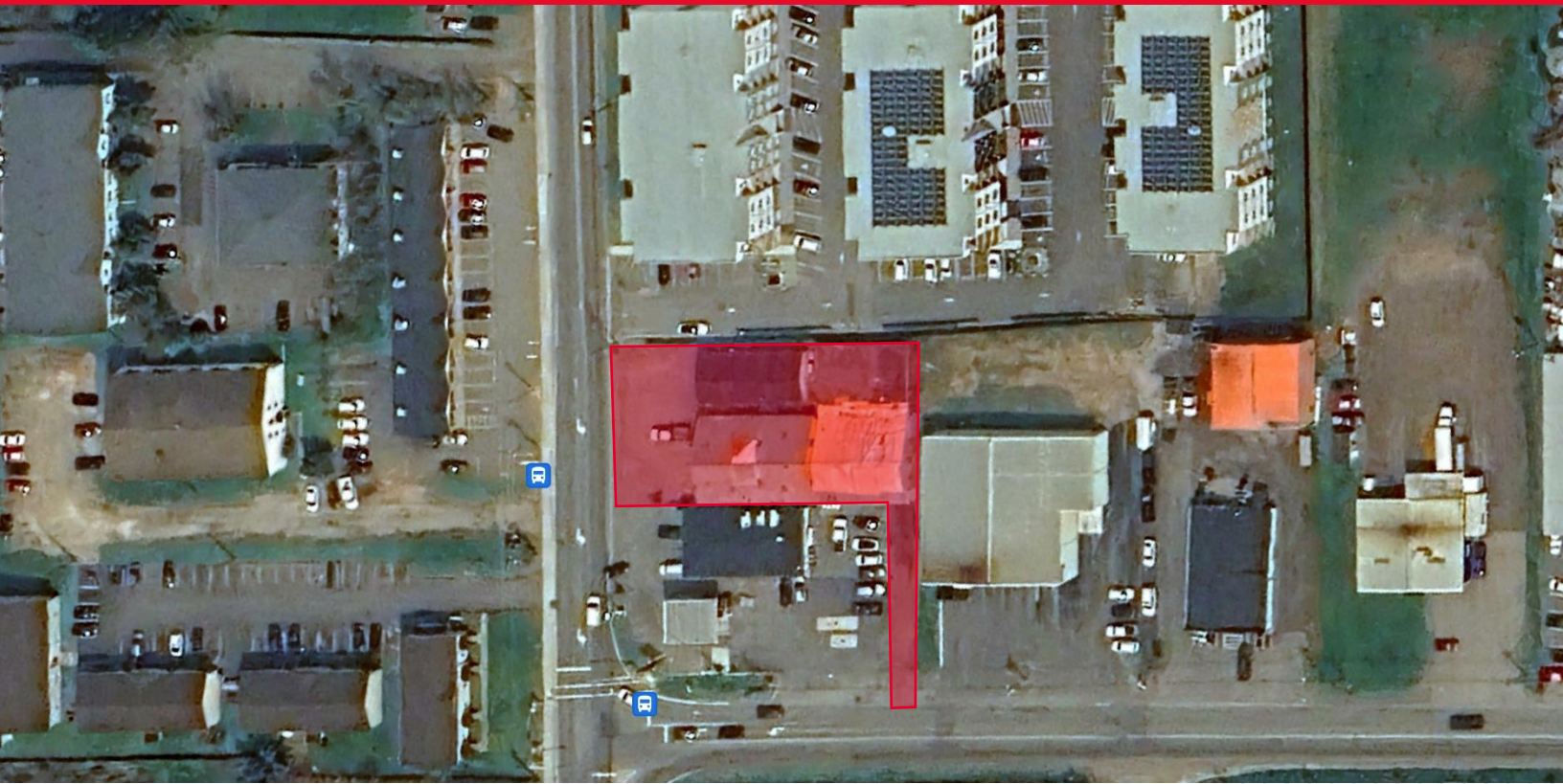


FOR SALE

**68 Kensington Road
Charlottetown, Prince Edward Island**



PROPERTY HIGHLIGHTS

The site consists of vacant industrial/commercial land adjacent to an operating convenience store. Located in a well-established and populated area of Charlottetown, PE, with access to a major highway (Trans-Canada) and transportation route. The surrounding area is predominately commercial in nature with a significant amount of service providers within proximity of the property.

BUILDING SF	Needs Demo'd	SIGNAGE TYPE	Exterior
LAND SF	18,730 sf	1-KM (POP.)	3,472
YEAR BUILT	N/A	3-KM (POP.)	28,155
PARKING	Ample (Unmarked)	MED. INCOME	\$57,431 (1 km)
TRAFFIC COUNTS	18,218 VPD	SPACE USE	Commercial



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

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

FOR SALE

68 Kensington Road
Charlottetown, Prince Edward Island

EMPLOYMENT INFORMATION

Businesses in Prince Edward Island employed a total of 71,821 people in 2023, with average annual employment growth over the past five years of 148.1%. The top three sectors by total employment are Real Estate and Rental Leasing, Public Administration in Canada, and Manufacturing, while the unemployment rate across the province in 2023 was 9.2%..

LEGAL INFORMATION

TAX PARCEL ID	278747
2023 RE TAXES	N/A
ZONING	Mixed-Use Corridor (MUC)



DISCLAIMER

This property is being sold "AS IS," without any warranties or representations, either expressed or implied, by the seller. Potential buyers are encouraged to conduct their own due diligence and inspections to satisfy themselves regarding the condition, zoning, and permissible uses of the property prior to making an offer. The seller shall not be held liable for any issues, defects, or discrepancies related to the property. All offers will be considered on their merits

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

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