

PRINCE EDWARD COUNTY RESTAURANT / REAL ESTATE OPPORRTUNITY

1705 COUNTY ROAD 12, PICTON



FOR SALE: \$990,000.00

STEPHEN M. MURPHY

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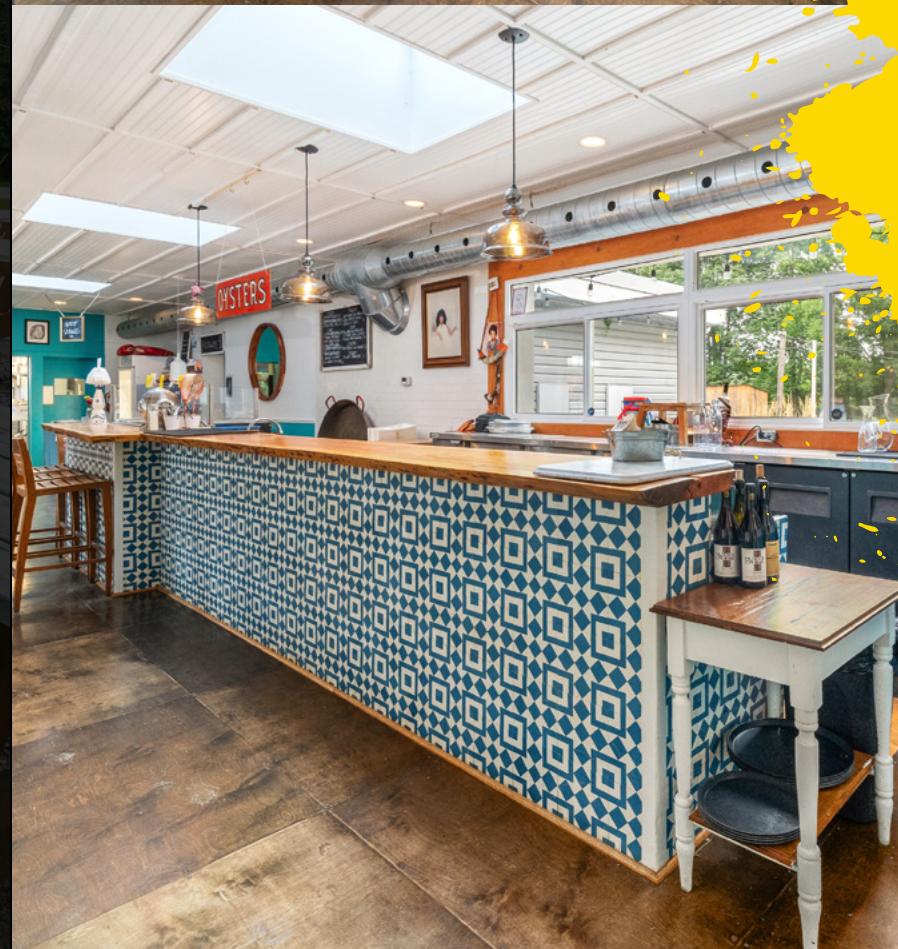
C: 416.707.6563

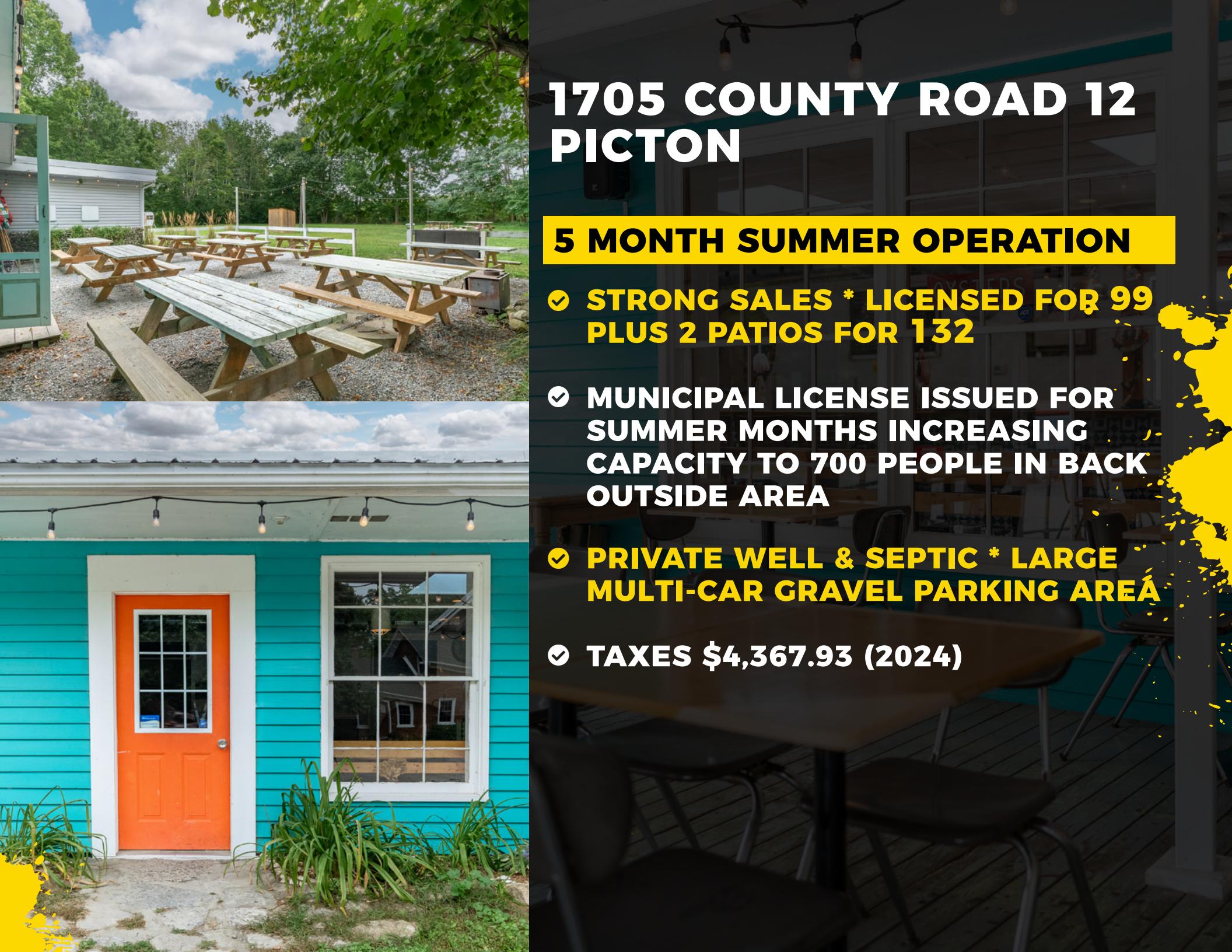
AWARDED A SPOT ON THE TOP 10 BEST NEW RESTAURANTS IN CANADA LIST

**SAND & PEARL RESTAURANT IS CURRENTLY OPEN FROM
MOTHER'S DAY THROUGH TO THANKSGIVING (5 MONTHS)**

1705 COUNTY ROAD 12 PICTON

- ✓ **LAND & BUSINESS FOR SALE**
- ✓ **FULLY EQUIPPED & IMMACULATELY MAINTAINED**
- ✓ **200 FT. FRONTAGE w/ 200 FT. DEPTH - 0.91 ACRES**
- ✓ **LOCATED ON MAIN ROAD TO “THE SANDBANKS PROVINCIAL PARK”**
- ✓ **2,555 SQ. FT. FULLY FIXTURED LICENSED RESTAURANT**
- ✓ **WELL KNOWN IN COMMUNITY**





1705 COUNTY ROAD 12 PICTON

5 MONTH SUMMER OPERATION

- ✓ STRONG SALES * LICENSED FOR 99
PLUS 2 PATIOS FOR 132**
- ✓ MUNICIPAL LICENSE ISSUED FOR
SUMMER MONTHS INCREASING
CAPACITY TO 700 PEOPLE IN BACK
OUTSIDE AREA**
- ✓ PRIVATE WELL & SEPTIC * LARGE
MULTI-CAR GRAVEL PARKING AREA**
- ✓ TAXES \$4,367.93 (2024)**

1705 COUNTY ROAD 12 PICTON

- ✓ **SITE DIMENSIONS: 200 FEET OF FRONTAGE ALONG COUNTY ROAD 12, BY AN APPROXIMATE DEPTH OF 200 FEET.**
- ✓ **SITE AREA: 0.91 ACRES MORE OR LESS, ACCORDING TO THE SITE SURVEY**
- ✓ **ZONING: CH, HIGHWAY COMMERCIAL**
- ✓ **UTILITIES, SERVICES: THE SUBJECT SITE HAS RURAL SITE SERVICES OF A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. AS WELL, THE SITE HAS SERVICES OF NATURAL GAS, CURBS, STORM SEWERS, GARBAGE / RECYCLING PICK-UP, AND POLICE AND FIRE PROTECTION**
- ✓ **ON SITE PARKING: THERE IS A MULTI-CAR GRAVEL PAVED PARKING AREA THAT IS ACCESSED FROM COUNTY ROAD 12. THE PARKING AREA CAN ACCOMMODATE MULTIPLE VEHICLES.**







SUBJECT SITE SURVEY & STRUCTURE SKETCH



PLAN OF SURVEY OF

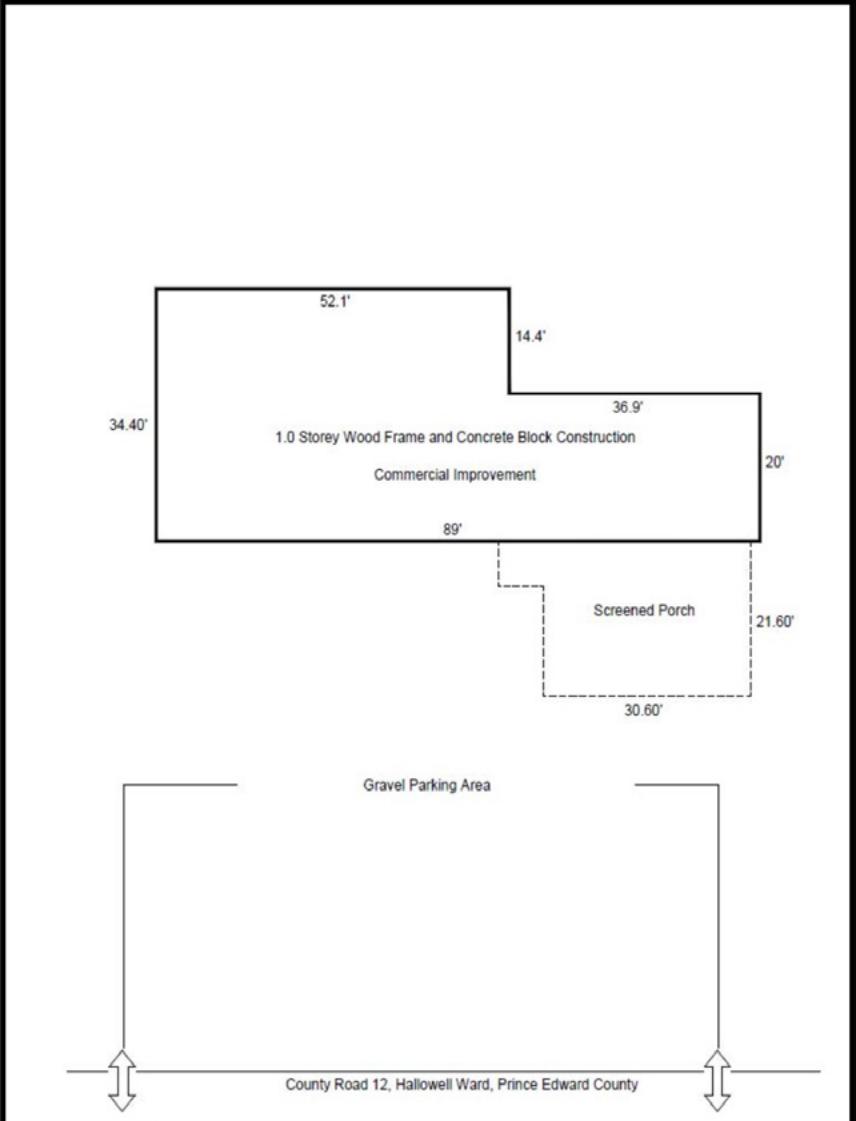
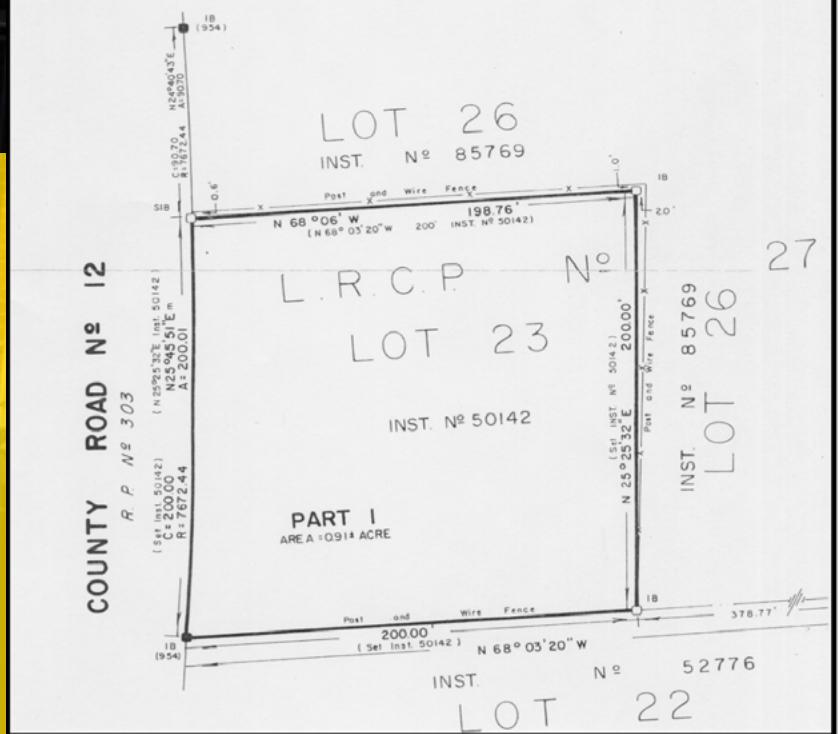
LOT 23

LAND REGISTRAR'S COMPILED PLAN №

TOWNSHIP OF HALLOWELL

COUNTY OF PRINCE EDWARD

SCALE 1" = 50' B. ROGER PICKARD O.L.S. 1986



OMGREALESTATE.COM

1705 COUNTY ROAD 12 PICTON



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THANK YOU FOR VIEWING

**1705 COUNTY ROAD 12
PICTON
FOR SALE: \$990,000.00**

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR
DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO
AND A COMPLETE OFFER PACKAGE.

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