

PRINCE EDWARD COUNTY RESTAURANT / REAL ESTATE OPPORRTUNITY

1705 COUNTY ROAD 12, PICTON



SAND & PEARL



FOR SALE: \$990,000.00

STEPHEN M. MURPHY

SALESPERSON // PRINCIPAL DIRECTOR

E: SMURPHY@OMGREALESTATE.COM

C: 416.707.6563

A photograph of a restaurant interior, likely Sand & Pearl, featuring a bar with blue and white patterned wallpaper and wooden stools. The background shows dining tables and chairs. The image is darkened to serve as a background for the text.

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)**



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- ✔ **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.**







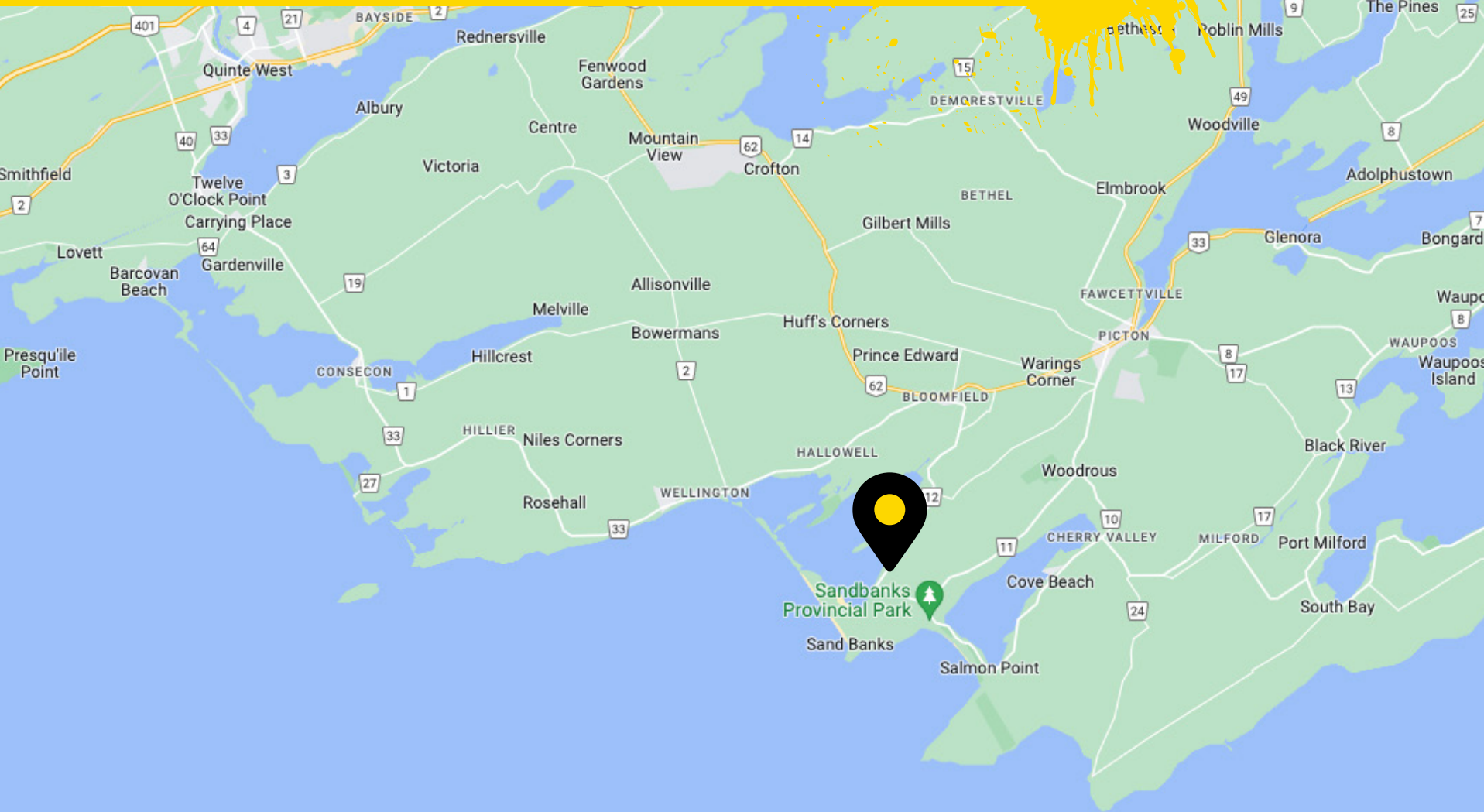
COUNTY ROAD N^o 12
 R. P. N^o 303
 (Set Inst. 50142)
 C = 200.00
 R = 7672.44
 (Inst. 50142)
 N 25° 05' 51" E
 A = 200.01
 18 (1954)
 C = 192.70
 R = 1772.44
 N 24° 40' 35" E
 A = 90.70
 18 (1954)

LOT 26
 INST. N^o 85769
 N 68° 03' 20" W
 200' INST. N^o 50142
 198.76'
 20'
 18
 18
 378.77'

L.R.C.P.
 LOT 23
 INST. N^o 50142
 PART I
 AREA = 0.914 ACRE
 N 25° 25' 32" E
 200.00'
 200.00'
 200.00'
 N 68° 03' 20" W
 200.00' (Set Inst. 50142)
 INST. N^o 52776
 LOT 22



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THANK YOU FOR VIEWING

**1705 COUNTY ROAD 12
PICTON**

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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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