



FOR SALE

Long-Term Care Home Repurpose Opportunity

111 West Mary Street, Picton, ON

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Executive Summary

A rare opportunity to acquire a former long-term care facility in the heart of Picton, offering significant repositioning and redevelopment potential within the growing Prince Edward County region. Situated on approximately 0.75 acres, the property features an 11,642 square foot institutional building historically configured for 45 beds.

Zoned Institutional, the asset permits a broad range of future uses including healthcare, supportive housing, educational, religious, and community-oriented facilities, subject to municipal approvals.

The existing building layout and institutional infrastructure provide a strong foundation for adaptive reuse or long-term redevelopment. With strong demographic growth, increasing migration trends, and limited comparable land availability in the area, the property presents a compelling value-add opportunity for investors, developers, and healthcare operators.



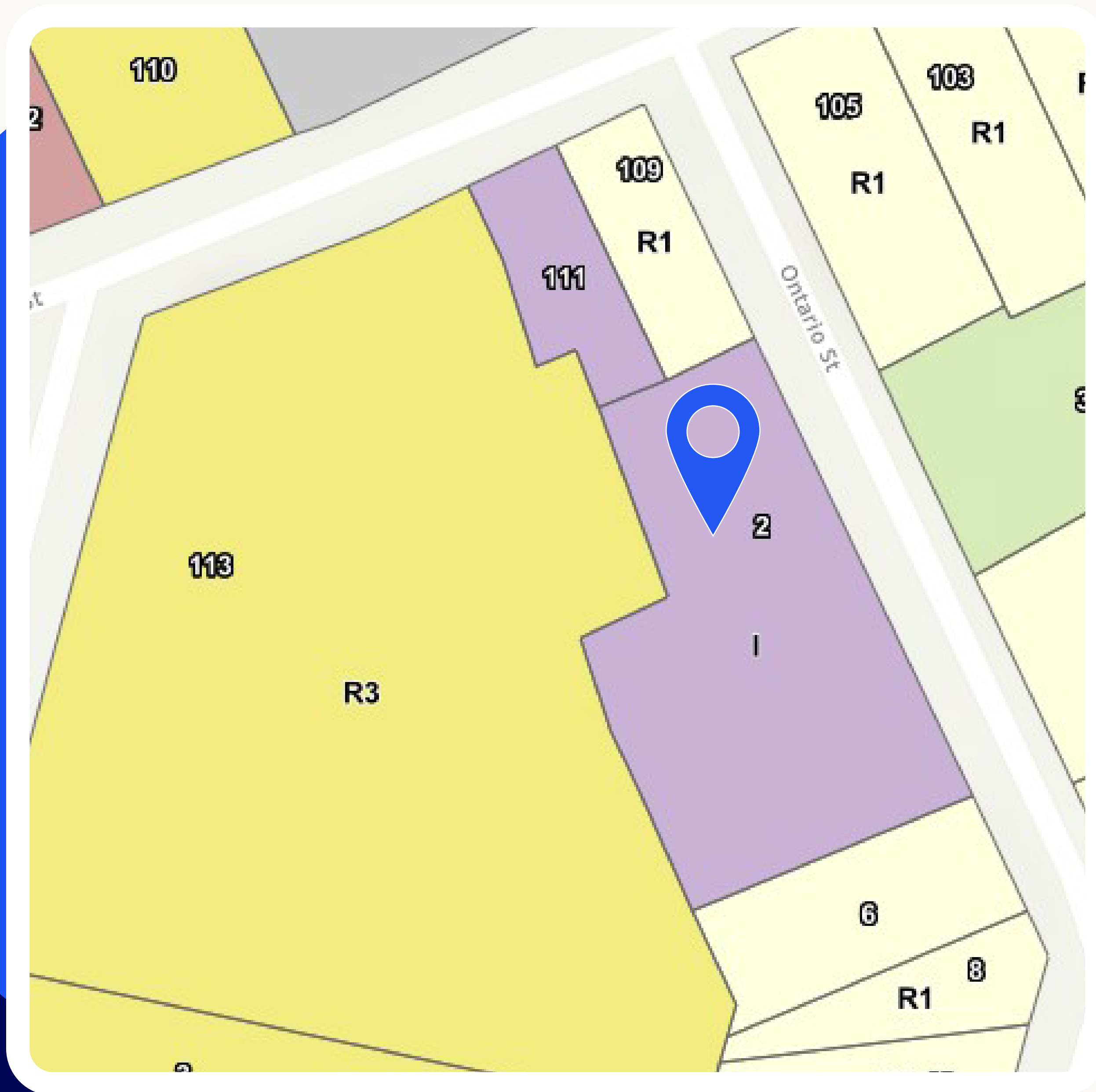
Property Profile

Address	111 West Mary Street, Picton, ON
Legal Description	PT LT 798-800, 815 PL 24 PICTON PT 1 47R1994 S/T PE56542; PRINCE EDWARD
Asset Type	Long-Term Care (LTC) Facility
Frontage	44'
Building Size	11,642 SF
Floor	1
Site Size	0.734 acres
Zoning	Institutional (I)
Possession	Available in 2027
Beds	45
Parking	Outdoor Surface
Air Conditioning	Yes
Sprinkler System	Yes
Power Supply	Generator Emergency Response
Asking Price	Contact Listing Agents



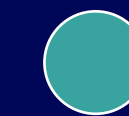
Zoning

- Assembly Hall
- Cemetery
- Community Centre
- Daycare Centre
- Emergency Medical Services (EMS) Station
- Historic Site or Museum
- Hospital
- Library
- Medical Clinic
- Nursing Home
- Place of Worship
- Post Office
- Public Park
- Public and Private School
- Residential Use: Single-Detached Dwelling
- Specified Accessory Use: Home Business



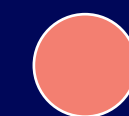


Amenities Map



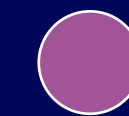
Parks

- Millenium Trail Parking
- Rotary Park
- Prince Edward Dog Park
- Dehli Park
- Millenium Lookout



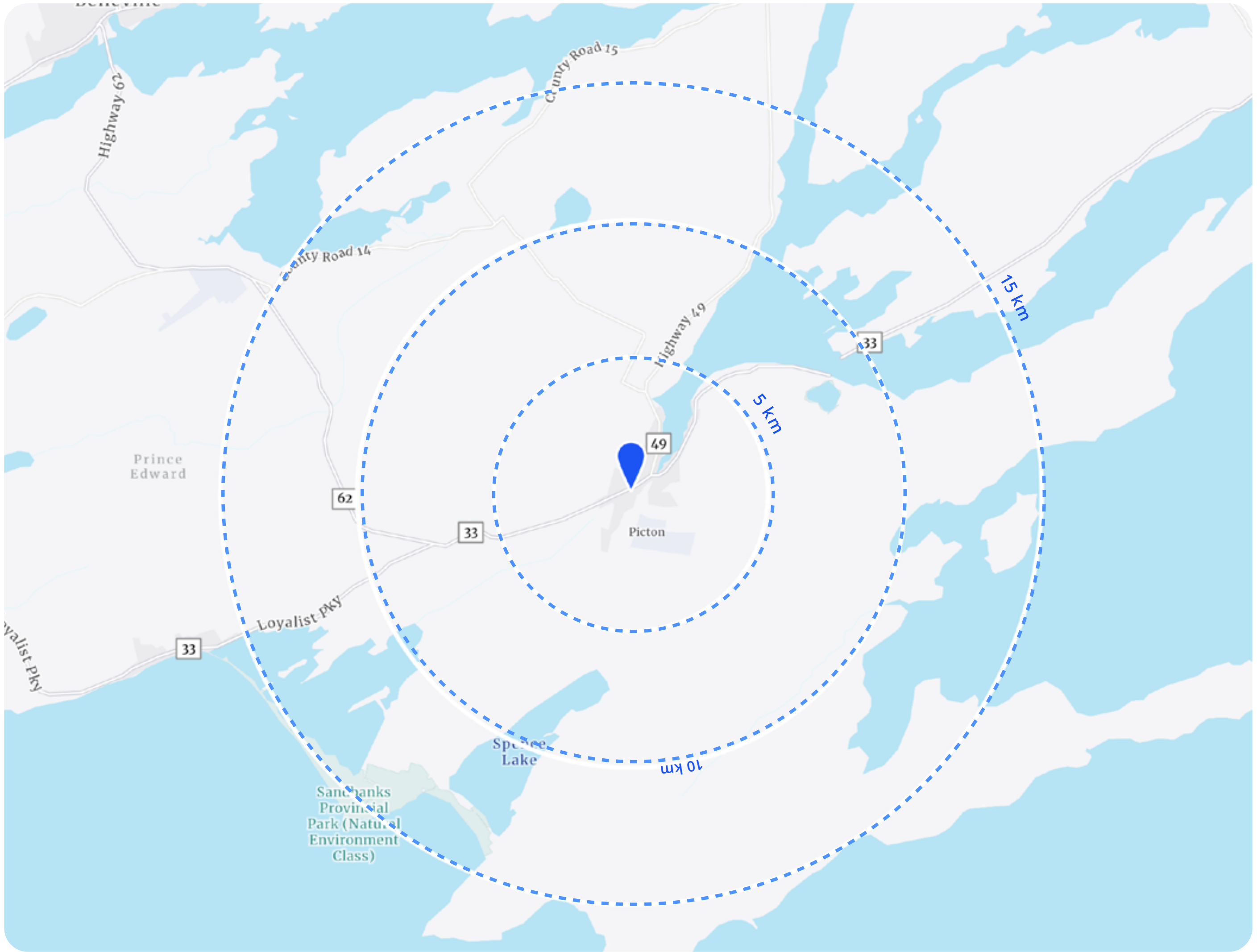
Restaurants/Cafe

- KFC
- McDonalds
- Tim Hortons
- 555 Brewing Co.
- Prince Edward Pizza



Everyday Essentials

- Metro
- Rexall
- The Dollar Store
- Esso



Demographics

5 km10 km15 km

Population			
2025 Total Population	8,358	11,912	15,497
2030 Total Population	8,600	12,219	15,865
2035 Total Population	8,772	12,433	16,124

Average Age			
2025 Age	50.4	50.1	50.1
2030 Age	50.4	50.5	50.8
2035 Age	50.7	51.0	51.5

Average Household Income			
2025	\$111,595	\$119,156	\$124,162
2030	\$131,816	\$140,491	\$145,973
2035	\$155,379	\$166,053	\$172,233

Source: Environics



**Interior
Photos**



[Sign Confidentiality Agreement](#)

Contact us for more information.

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