

# For Sale

149 Pope Road, Summerside PE

**5 Acres of M1 Light Industrial**  
in Summersides Industrial Hub



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# Opportunity Highlights



*Prime Summerside industrial site with 5 acres,  
versatile zoning, and strong long-term potential.*

149 Pope Road offers a rare opportunity in Summerside's established light industrial district, featuring five acres of level, ready-to-develop land with versatile M1 zoning. The property supports a wide range of commercial and industrial uses, from manufacturing and logistics to contractor operations or multi-tenant setups, making it ideal for investors or owner-operators seeking scalable, income-generating potential. With approximately 435 by 500 feet of frontage and depth, the site accommodates efficient building layouts, circulation, parking, and outdoor storage, while the flat, cleared landscape simplifies construction. Just minutes from the Trans-Canada Highway, Confederation Bridge, and Summerside Port, the location combines excellent regional connectivity with strong economic momentum, positioning 149 Pope Road as a forward-looking investment in one of Prince Edward Island's fastest-growing commercial markets.

## **Opportunity Type**

Vacant Industrial Land

## **Address**

149 Pope Road

## **Area**

Summerside, PEI

## **Total Available Space**

4.7 acres

## **Purchase Price**

\$2,000,000 +hst

## **Zoning**

M1 Light Industrial

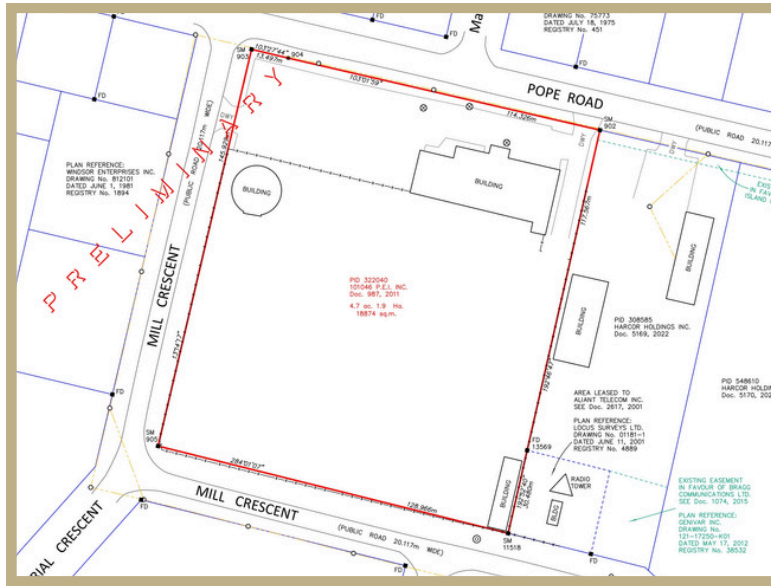


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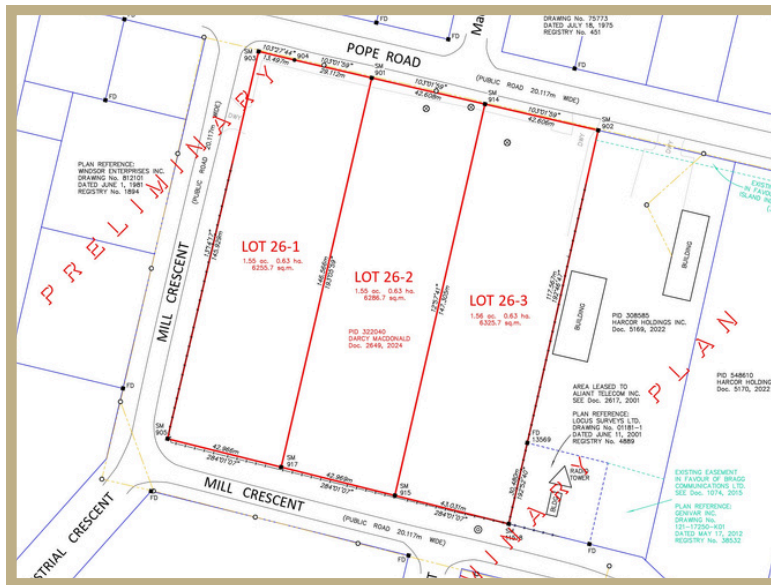
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# Prelim Lot Separations

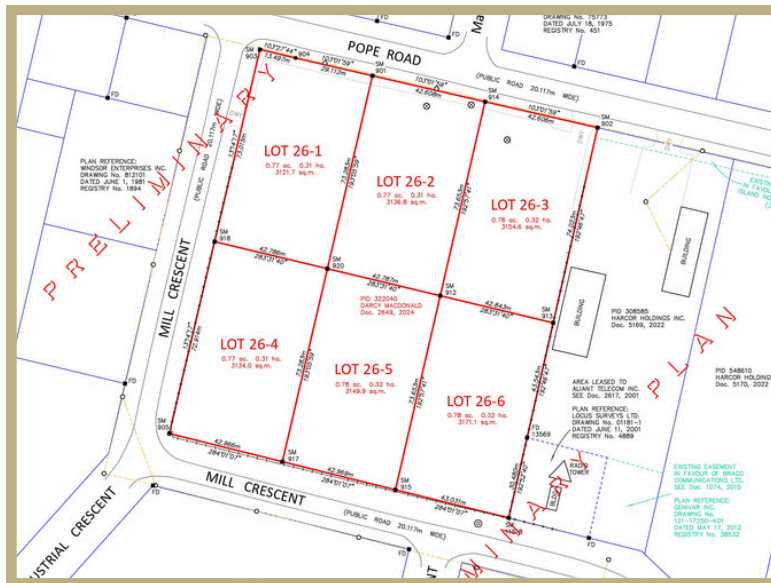
**1 Lot**  
4.7 acres



**3 Lots**  
1.55 acres each



**6 Lots**  
0.77 acres each



# Photos



# Map Overview



149 Pope Road is strategically situated among a cluster of established light industrial and commercial businesses, including GFL, Frito-Lay, Maritime Paper Products, McCain's, O'Connors Glass, CRA, The Bin Depot, Buchanan Electric, Atlantic Commercial Diving Center, ADL, and ServiceMaster. This concentration of reputable operators highlights the area's strong industrial ecosystem, offering synergistic opportunities, increased traffic, and a proven environment for business growth and long-term investment stability.



## Demographics within Summerside, PEI



Current Population

**19,006**



Median Age

**47 Years Old**



Average Household Income

**\$63,200**



Labour Employment Rate

**54.9%**

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**For more  
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