

\$895,000 - 5607 Rte 13, New Glasgow

MLS® #202501172

\$895,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

New Glasgow, New Glasgow, Prince Edward Island

Discover the magic of New Glasgow, PEI, with this extraordinary property that offers both a profitable toy store and a charming, completely renovated historic residence. In addition to the toy shop, toymaking factory, and stock room, you'll find a waterview four-bedroom, three-bathroom home attached, perfect if you're seeking a unique work-from-home lifestyle or a profitable new business venture. Gorgeous views of the River Clyde greet you through the windows and from the covered veranda. The Toy Factory has been carefully designed so that anyone can run it. With mentorship and in-house training available from the current owners, this turn-key business is simple to step into, whether you're a seasoned entrepreneur or completely new to retail & production. The store is fully stocked with best-selling inventory, and exclusive supplier relationships are in place, ensuring a seamless transition. Beyond its enchanting facade, this property boasts practical features with a heat pump installed in 2022, a new electric hot water heater added in 2024, and updated electrical systems with separate meters for the residence and business. A new \$50,000 septic system was installed in 2021, and the durable metal roof was added in 2009. Recent exterior improvements include a repaved parking lot, new concrete curbing, and fresh paint. Inside, the retail store was completely refreshed in 2013, the workshop was redesigned specifically for wooden



toymaking in 2017, and in the last 3 years, the residence has been fully updated with a new kitchen, new paint, windows, flooring & crown moulding, and updated bathrooms. A rare find, combining the charm of a beautifully restored home with the benefits of modern upgrades. A unique opportunity to continue the tradition of The Toy Factory or to add your own spin on a successful business. A 0.3-acre riverfront lot can be negotiated - providing river access and potential for small-scale commercial use such as kayak or paddle re (id:6289)

Built in 1848

Essential Information

Listing #	202501172
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Year Built	1848
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5607 Rte 13
Subdivision	New Glasgow
City	New Glasgow
Province	Prince Edward Island
Postal Code	C0A1N0

Amenities

Amenities	Golf Course, Park, Playground
Features	Treed, Wooded area, Paved driveway
Parking	Parking Space(s)
View	River view

Interior

Appliances	Hot Tub, Range - Electric, Dishwasher, Dryer, Washer, Freezer - Stand
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	Up, Refrigerator
Heating	Electric, Oil Forced air, Furnace, Hot Water, Not known, Radiator
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office	PROVINCIAL REALTY
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Listing information last updated on October 21st, 2025 at 12:01am PDT