

\$2,000,000 - 19 Regis Duffy Drive, West Royalty

MLS® #202505622

\$2,000,000

0 Bedroom, 0.00 Bathroom, 16,440 sqft

Industrial on 2.82 Acres

West Royalty, West Royalty, Prince Edward Island

Situated on 2.82 acres in the BioCommons Research Park is 3 fantastic buildings. Building one has two levels. 4800SF - The first level of office space that was completely overhauled in Fall 2022/Winter 2023. The Office features a large reception area, boardroom, full size kitchen, large office bull pen with beautiful built-ins for four separate stations, three private offices, two bathrooms and file room. The lower level offers a wheelchair accessibility, a dedicated lab with one large flow head and small flow head stations. Along with the lab, are two cooling chambers. One is controlled with a Carrier Cooling Unit and one unit is controlled with a ductless heat pump. Finishing off the lower level is a third bathroom and large storage area that has potential for future office space. The primary building offers heating, cooling and a propane Generac Backup Generator. Building 2 (1920SF) offers two 10ft garage doors that offer ease of loading products on and off the property. There are three separate Cooling Chamber Units located in this area. The warehouse also houses the electronic controls for the Westbrook Designed Greenhouse that is connected by a pedway. Building 3 is a fully automated Westbrook Green House of 9,720SF. Automation in this Green House features automatic fans, watering, blinds and is fully electrified for lighting. This would be a great addition to any company that focus on agricultural industries as this is the original



design of this compound. A full list of features are available and inclusions list. This is being sold turn key minus personal computers and some equipment. All measurements are approximate and should be verified by purchaser if deemed necessary. (id:6289)

Built in 2013

Essential Information

Listing #	202505622
Price	\$2,000,000
Bathrooms	0.00
Square Footage	16,440
Acres	2.82
Year Built	2013
Type	Industrial
Sub-Type	Freehold

Community Information

Address	19 Regis Duffy Drive
Subdivision	West Royalty
City	West Royalty
Province	Prince Edward Island
Postal Code	C1E0K5

Amenities

Amenities	Public Transit, Air Conditioning
Parking	Parking Space(s), Visitor Parking

Interior

Cooling	Ventilation system
# of Stories	2

Exterior

Construction	Wood frame
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Listing Details

Listing Office	COLDWELL BANKER/PARKER REALTY
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