

\$679,000 - 32 Route 13, Crapaud

MLS® #202522797

\$679,000

0 Bedroom, 0.00 Bathroom, 6,834 sqft

Retail on 0.40 Acres

Crapaud, Crapaud, Prince Edward Island

BUSINESS OPPORTUNITY! Looking for a turnkey business opportunity with a renovated commercial building and a 2-bedroom apartment? This share sale includes Moe's Auctioneering Service Inc. and its fully updated commercial property at the high-traffic corner of Route 13 and the Trans-Canada Highway in Crapaud, PEI. The site spans two PIDs (217190 & 217182) totaling 0.41 acres, backing onto the Westmoreland River. The building offers 4,954 sq. ft. of main-level space, a 1,100 sq. ft. unfinished walkout basement with overhead door, and a 780 sq. ft. private 2-bedroom apartment, ideal for owner-operators or rental income. Total building area: 6,834 sq. ft. Recent upgrades include: - New steel roof - New vinyl plank flooring throughout - Full interior/exterior repainting - LED overhead lighting - New well pump, circulation pump, oil tank, PEX & copper lines - 5 Google Nest smart thermostats - Security system with cameras and alarm - Steel man doors (front and rear) - Updated switches, dimmers, outlets - Steel-lined secure storage room. The building is serviced by municipal sewer and private well. Heating/cooling: 6-year-old oil-fired boiler, ductless mini-split heat pump, and commercial central A/C. **BUSINESS OVERVIEW** - Moe's Auctioneering Service Inc. Includes 100% of the shares in Moe's Auctioneering Service Inc., the corporation operating under the Moe's Auction House brand. Since 2023, the business has evolved into a respected



tech-driven platform for estate, antique, collectible & equipment auctions. It includes a full online auction system, a mailing list of 6,700+ buyers, a professional website, and social media presence with millions of annual views. Visit www.moesauctions.com to view website and moesauctions.hibid.com to visit the Hibid platform to view current, upcoming and previous auction sales. Buyer training and transition support available. Ideal for owner-operators or out-of-province buyers seeking a lifestyle change. Agent is also owner (id:6289)

Built in 1960

Essential Information

Listing #	202522797
Price	\$679,000
Bathrooms	0.00
Square Footage	6,834
Acres	0.40
Year Built	1960
Type	Retail
Sub-Type	Freehold

Community Information

Address	32 Route 13
Subdivision	Crapaud
City	Crapaud
Province	Prince Edward Island
Postal Code	C0A1J0

Amenities

Amenities	Highway, Air Conditioning
Features	Paved driveway
Parking	Visitor Parking
View	River view

Interior

of Stories 2

Exterior

Construction Concrete Walls, Wood frame

Listing Details

Listing Office PROVINCIAL REALTY



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