

\$2,150,000 - 4309 County Rd 8, Prince Edward County (north Marysburg Ward)

MLS® #X12175608

\$2,150,000

0 Bedroom, 2.00 Bathroom,
Business on 0.00 Acres

North Marysburg Ward, Prince Edward County
(north Marysburg Ward), Ontario

Exceptional live-work opportunity in the heart of Prince Edward County. Fifth Town is a turnkey, award-winning artisanal food production facility/ Farm situated on 23 acres, offering a unique investment in both lifestyle and business. Built in 2008 and significantly upgraded in 2012, the 5,000 sq. ft. facility is fully equipped and zoned for a wide range of food processing uses, including cheese, yogurt, kefir, plant-based products, preserves, and other specialty culinary goods. The layout supports small-batch craftsmanship as well as scalable production, ideal for growing brands or launching new ventures. Zoning permits the construction of a residential dwelling, presenting the ultimate live-work arrangement for an owner-operator or visionary entrepreneur looking to blend business with rural living. The property features an inviting retail storefront and outdoor dining area, creating a strong foundation for agri-tourism experiences, on-site tastings, or farm-to-table offerings. There is also potential to develop a bed and breakfast or boutique hospitality retreat to further diversify revenue streams. A well-established 2-acre vineyard with red varietals adds another layer of opportunity for wine production or integrated culinary programming. 3-acre orchard of apples, berries & other fruit trees planted plus further acreage to plant other fruit like



strawberries. The expansive land is also eligible for the development of a commercial greenhouse and farm winery, in line with Prince Edward County's flexible zoning bylaws. This rare and versatile property offers a compelling opportunity to live, create, and thrive in one of Ontario's most sought-after rural communities, celebrated for its food, wine, and natural beauty. (id:6289)

Essential Information

Listing #	X12175608
Price	\$2,150,000
Bathrooms	2.00
Acres	0.00
Type	Business

Community Information

Address	4309 County Rd 8
Subdivision	North Marysburg Ward
City	Prince Edward County (north Marysburg Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Parking Spaces	20
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Interior

Cooling	Fully air conditioned
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Exterior

Lot Description	686.8 x 1602 FT
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Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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Listing information last updated on October 22nd, 2025 at 11:46pm PDT