

# **\$348,000 - 11 Melville Road, Prince Edward County (hillier Ward)**

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MLS® #X12373016

**\$348,000**

0 Bedroom, 0.00 Bathroom, 1 sqft

Retail on 0.81 Acres

Hillier Ward, Prince Edward County (hillier Ward), Ontario

Discover The Incredible Potential Of This Prime Commercial Property, Offering A Blank Canvas Ready For Your Personal Touch! With A Solid, Well-constructed Foundation And A Spacious Layout, This Property Is Primed For A Wide Range Of Business Opportunities. Whether You're Looking To Open A Retail Store With Ample Parking Or A Restaurant/takeout Establishment, This High-visibility Corner Lot Is The Perfect Spot To Turn Your Vision Into Reality. Ideally Situated In A High-traffic Area In Prince Edward County, It Offers Excellent Exposure And Convenient Access To Key Routes, Including The Main Road Connecting Toronto To Wellington, Picton, Sandbanks, Local Wineries, And Other Popular County Attractions. This Location Gives You The Advantage Of An Established Structure With Extensive Upgrades Already Completed, Including Over \$130,000 In Renovation Featuring A Brand New Roof, Doors, Windows, Siding, And Basement Waterproofing. The Open-concept Interior And Flexible Zoning Provide Endless Possibilities For Various Business Ventures Or Additional Development. The Property Benefits From Dual Vehicle Access, With Entrances From Both Melville And County Road 1, And Features An Existing Parking Lot Complete With Street Lights. High-speed Starlink



Internet Is Available, And Bell Fibre Is Set To Be Available soon, Ensuring Modern Connectivity For Your Business Needs. With CI (Local Commercial) Zoning, This Property Supports A Range Of Uses, Including Restaurants, Variety Stores, Or Even A Mix With Residential Units. Take Advantage Of The Hard Work That's Already Been Done And Finish Tailoring The Space To Suit Your Exact Needs. Please Note: Property Viewings Are By Appointment Only. (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12373016 |
| Price          | \$348,000 |
| Bathrooms      | 0.00      |
| Square Footage | 1         |
| Acres          | 0.81      |
| Type           | Retail    |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 11 Melville Road                    |
| Subdivision | Hillier Ward                        |
| City        | Prince Edward County (hillier Ward) |
| Province    | Ontario                             |
| Postal Code | K0K1T0                              |

## Amenities

|          |                    |
|----------|--------------------|
| Features | Irregular lot size |
|----------|--------------------|

## Interior

|         |       |
|---------|-------|
| Heating | Other |
|---------|-------|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | HARVEY KALLES REAL ESTATE LTD. |
|----------------|--------------------------------|



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Listing information last updated on October 22nd, 2025 at 11:46pm PDT