

\$695,000 - 12699 Loyalist Parkway, Prince Edward County (picton Ward)

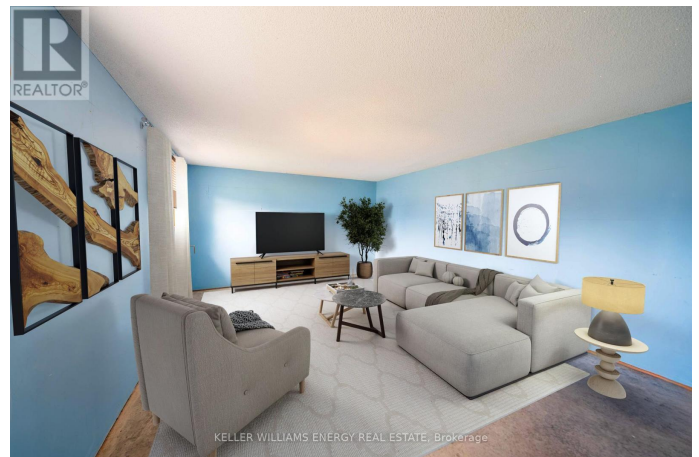
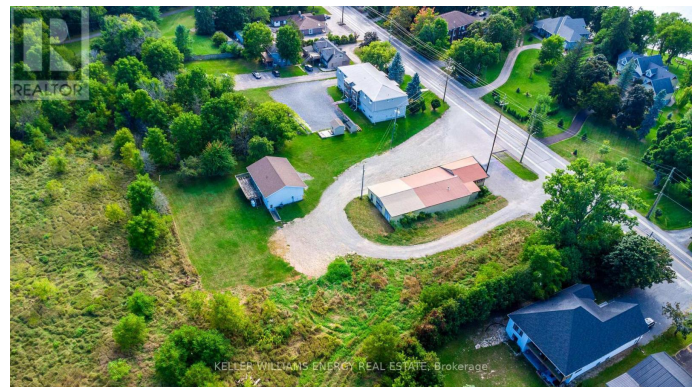
MLS® #X12439311

\$695,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Picton Ward, Prince Edward County (picton Ward), Ontario

Discover the ideal blend of commercial opportunity and residential comfort at 12699 Loyalist Parkway, located just on the edge of Picton's vibrant downtown. This versatile property, zoned for highway commercial use, spans nearly an acre and features a spacious 4,000-square-foot commercial building. With six garage bays, multiple storage rooms, and a convenient two-piece bathroom, the building is perfectly suited for a wide range of business ventures. Its prime highway frontage ensures high visibility and easy access, making it a strategic investment for entrepreneurs looking to establish or expand their business. In addition to the commercial space, the property includes a well-appointed 3+2 bedroom home offering approximately 1,200 square feet of living space. The main level is bathed in natural light, featuring a large kitchen with ample counter and storage space, a dining room with direct access to an expansive deck, and a comfortable living area. This level also includes three bedrooms and an updated bathroom with a walk-in shower. The lower level is designed for flexibility, with a second kitchen, renovated bathroom with laundry, and walk-out access, making it ideal for in-law accommodations or rental income. The expansive outdoor area provides plenty of room for entertaining, outdoor activities, or potential expansion. Whether you're looking to



run a business, generate rental income, or simply enjoy a spacious home, 12699 Loyalist Parkway offers a rare combination of residential comfort and commercial potential. This property is an exceptional opportunity for investors or business owners seeking to capitalize on its strategic location and diverse possibilities. Come see this property today, fall in love, and you too can call the County Home! (id:6289)

Essential Information

Listing #	X12439311
Price	\$695,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	12699 Loyalist Parkway
Subdivision	Picton Ward
City	Prince Edward County (picton Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Utilities	Cable, Electricity, Sewer
Features	In-Law Suite
Parking Spaces	16
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	All
Heating	Propane Forced air

Cooling	Central air conditioning
# of Stories	1
Basement	Apartment in basement

Exterior

Exterior	Vinyl siding
Lot Description	172.3 x 296 FT
Foundation	Poured Concrete

Listing Details

Listing Office KELLER WILLIAMS ENERGY REAL ESTATE



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Listing information last updated on October 22nd, 2025 at 7:16pm PDT