



REALTOR.ca®



\$3,999,000

**2544 COUNTY RD 64 Road
Carrying Place, Ontario K0K1L0**

MLS® Number: 40506373

Listing Description

This unique property offers a rare combination of opportunity and possibilities. Located at the gateway to Prince Edward County and on the oldest road in Ontario, the 3.83 acre lot offers a prominently situated 19,156+ sq ft building, ample parking, and space for future development. The building is currently both residential and commercial space and has been operated as Auction House, Banquet Hall, Diner, Ice Cream Parlour, Flea Market, and Residence. The 5,600+ sq ft 2nd floor has been used as Residential and has potential as office or meeting space. This property offers the flexibility for owner occupation, tenancing, or combination of. Large storage spaces are accessed through A 8'Wx6.8'H loading bay located at the front of the building, and 12'Wx8.85'H loading bay located at the side of the building.

Mechanically, the property offers 2 electrical services, municipal water, propane heat source, 3 septic tanks and 2 leaching beds. Comprehensive property details are available to qualified buyers. Additional details available through micro-site:

[https://propertyperspectives.ca/branded_pages/2544countyroad64/\(66736498\)](https://propertyperspectives.ca/branded_pages/2544countyroad64/(66736498))

Location Description

Take Hwy #33 off Hwy 401 to highway 64 in Carrying Place.

Property Summary

Property Type	Storeys	Subdivision Name
Office	2	Ameliasburg Ward
Title	Land Size	Annual Property Taxes
Freehold	2 - 4.99 acres	\$12,076.72

Time on REALTOR.ca
10 days

Building

Interior Features

Basement

Type

Crawl space

Building Features

Rental

Equipment

Propane Tank

Utilities

Utility Sewer Water

Septic System Municipal
 water

Exterior Features

Exterior

Building Size

19156

Neighbourhood Features

Community

Features

High Traffic
Area

Land

Lot Features

Frontage

334 ft

Other Property Information

Access

Road access,
Highway
access

Zoning

Description

CR

Data provided by: [Kingston & Area Real Estate Association](#) 720
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