



For Lease | 106 Linkletter, Central Bedque, PEI

Well-located commercial building offering **flexible leasing opportunities** **to suit your needs**

106 Linkletter Avenue provides the perfect backdrop for businesses looking to thrive in a strategically located and well-equipped commercial building.

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Salient Facts

Location:

106 Linkletter Avenue
Central Bedeque, PE

Total Building Area:

30,000 SF

Total Leasable Space:

3,877 SF

Land Area:

1.21 Acres

Available Space & Rent:

- Unit 213 | 617 SF
 - \$14 PSF Semi-Gross
- Unit 214 | 410 SF
 - \$14 PSF Semi-Gross
- Unit 202A | 1,500 SF
 - \$14 PSF Semi-Gross
- Unit 210 | 1,350 SF
 - \$14 PSF Semi-Gross

Parking:

Ample Paved On-Site

Accessibility:

Wheelchair accessible

Elevators:

Yes

Asking Rent:

\$12 PSF NET

Opportunity

Discover exceptional opportunities at 106 Linkletter Avenue, offering prime commercial space for lease in this recently renovated 30,000 SF building situated on a 1.21+ acre lot.

Situated in the heart of Central Bedeque, this property presents a great opportunity for businesses seeking prime office space.

Four office spaces are currently available for lease totalling 3,877 SF.

All suites are equipped with elevator access, shared washrooms, a communal lunchroom, and dedicated heat pumps for personalized heating and cooling. Convenience is paramount with ample on-site parking and seamless accessibility via elevator.

There are several attractive units available:

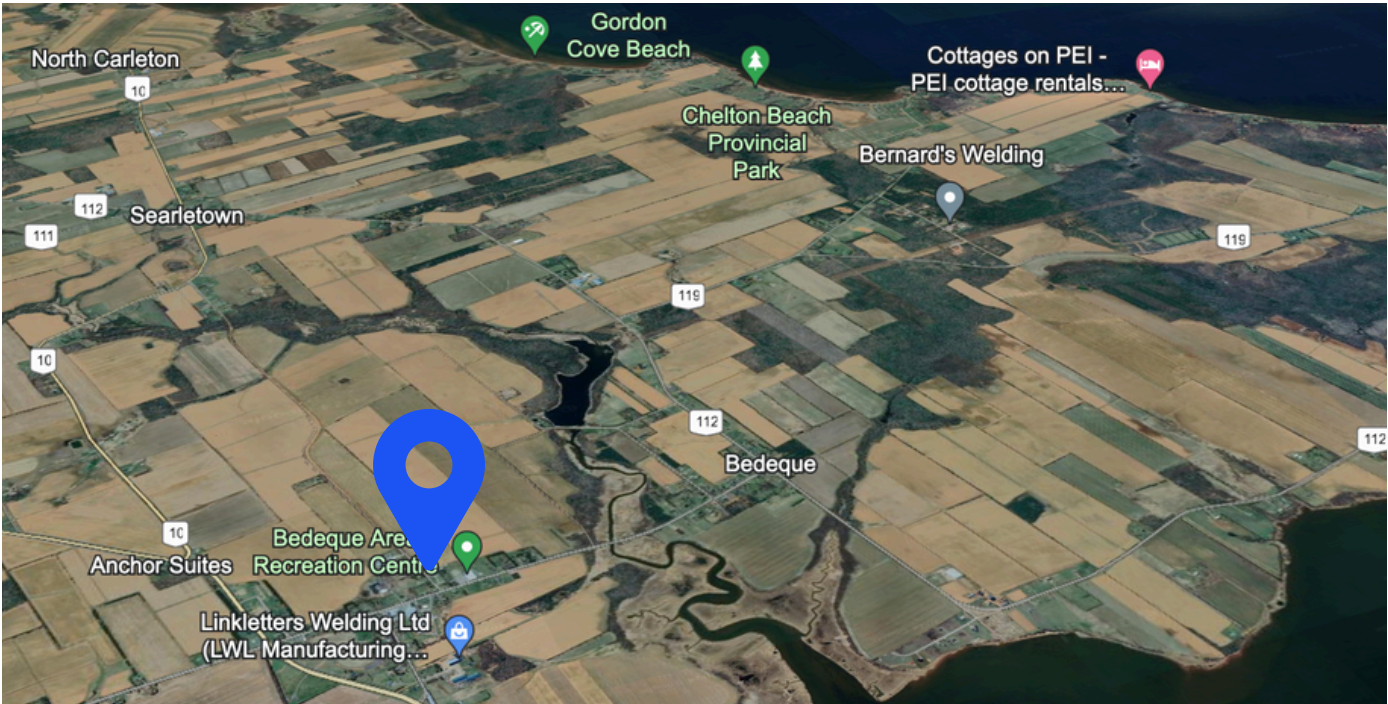
- **Unit 214:** 410 SF featuring an open work area/kitchenette.
- **Unit 213:** 617 SF open office space.
- **Unit 202A:** 1,500 SF open office space with large windows.
- **Unit 210:** 1,350 SF of space, including open office area and two individual offices.

Rent includes snow removal and tenants shared portion of property taxes.

Location

106 Linkletter Avenue offers a prime business location with strategic advantages.

Positioned just off Highway 1, this site provides rapid connections to major destinations: only 12 km from Summerside, 45 km from the Charlottetown core, and a brief 12 km drive to the Confederation Bridge. This advantageous placement not only facilitates efficient transport and logistics but also positions your business within easy reach of diverse markets and workforce pools.



Demographics

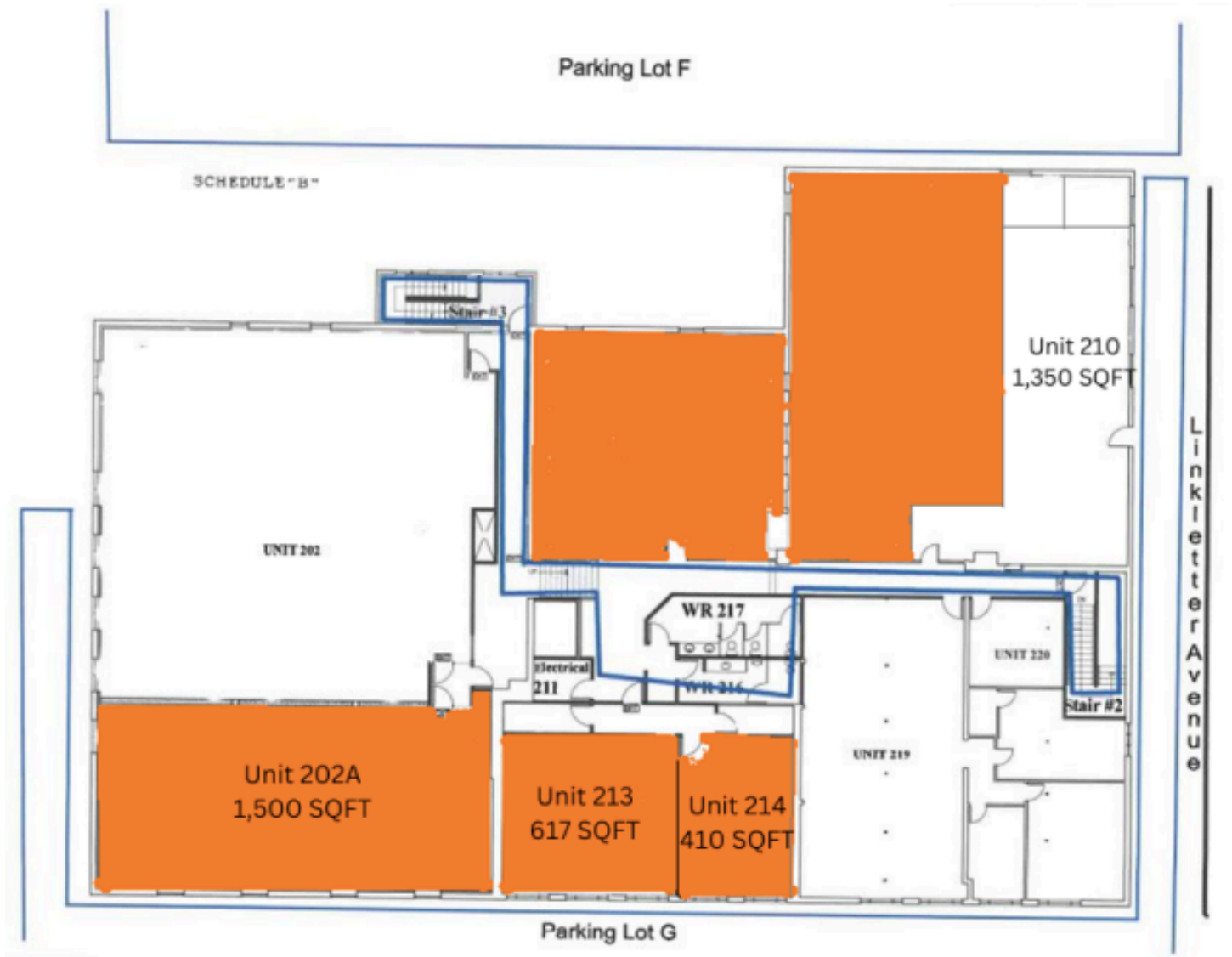
Prince Edward Island

Current Population	Median Age	Average Household Income	Labour Employment Rate	Number of Households
176,171	40.9	\$106,318	90.6%	70,935

Available Spaces



Floor Plan



An aerial photograph of a commercial property in a winter setting. The main building is a two-story structure with a light-colored facade and a flat roof covered in snow. It has several windows and a small entrance. To the right of the main building is a smaller, older-looking building with a gabled roof. The property is surrounded by snow-covered fields and trees. In the background, there are more buildings and a distant tower. The sky is overcast.

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