



11 Melville Road

PRINCE EDWARD COUNTY, ONTARIO

Investment Property Sheet

The Gateway to Sandbanks



Aerial view — 11 Melville Road at the Highway 1 / Melville Road corner

AVAILABLE NOW • DIRECT SALE

\$275,000

A Premier 1-Acre Commercial Corner

Prime County Road 1 frontage at the gateway to Sandbanks Provincial Park. Local Commercial (CL) zoning, dual-road corner exposure, and 12 fully-scoped business concepts ready to build.

700,000+

Annual visitors,
Sandbanks corridor

340 + 172 ft

Highway 1 / Melville Rd
frontage

\$130,000+

Completed infrastructure
upgrades

CL Zoning

Flexible commercial
& hospitality uses

\$275,000 — Direct Sale

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sandbanksgateway.ca

Why Invest at 11 Melville Road

Unmatched gateway location

Sits directly at the entry corridor to Sandbanks Provincial Park — one of Ontario's most-visited natural attractions — capturing traffic before it reaches the park.

Dual road frontage on a corner lot

340 ft of frontage on Highway 1 and 172 ft on Melville Road give any use built here visibility from both directions of approach.

\$130,000+ in completed infrastructure

Roof, siding, windows, and utilities have already been replaced — the building shell is ready for interior fit-up, not a ground-up renovation.

12 fully-scoped business concepts included

Each concept comes with a target market, zoning fit, and visual concept renderings already developed — a head start no raw parcel offers.

700,000+ annual visitors

The Sandbanks corridor along County Road 1 sees over 700,000 visitors a year, plus steady year-round local traffic from Consecon and Hillier.

Flexible Local Commercial (CL) zoning

Permits a wide range of retail, hospitality, recreational, and personal-service uses outright — broad optionality for a buyer or operator.

Bell high-speed internet available

Already in place to support point-of-sale systems, online booking, and remote-work use cases from day one.

Turnkey seasonal + local demand base

Positioned to capture both the tourist rush and steady local commerce, reducing reliance on any single revenue season.

The Lot — A Triangular Corner Parcel



Approx. 1 acre · 340.10 ft on Highway 1 · 171.94 ft on Melville Road · 288.12 ft rear boundary · 64.54 ft west edge

More Views of the Property



The approach on Highway 1 toward Sandbanks



Northeast view across the lot

12 Possible Business Concepts

Each concept below already includes a target market, zoning fit, and full visual concept gallery.

1. Mini-Golf & Family Entertainment Hub

18-hole course, arcade & ice cream parlor

3. Artisanal Tasting Room & Wine Retail

Tasting bar & wine/cheese retail

5. Boutique Hospitality & Overnight Suites

Design-forward short-stay suites

7. Craft Brewery / Cider Taproom

Working taproom + beer garden

9. Bicycle & E-Bike Rental Outpost

Wine-trail rental & repair depot

11. Mixed-Use Commercial / Retail Center

Multi-tenant shared-risk build-out

2. EV Charging Hub & Tourist Lounge

Level 3 DC fast-charging + travel lounge

4. Farm-to-Table Café & Gourmet Picnic Shop

Café + grab-and-go picnic boxes

6. Convenience & Local Provisions Store

Essentials + local goods retail

8. Wellness & Spa Retreat

Massage, yoga & spa services

10. Art Gallery & Cultural Hub

Rotating gallery + sculpture garden

12. Farm-to-Table Artisan Market & Bakery

Local food hub + in-house bakery

The Property Today



Full concept renderings for every opportunity above: sandbanksgateway.ca

More Views of the Property



Front approach on a clear day



The corner from the Highway 1 / Melville Rd fork

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