



## 560 AVONDALE Road Vernon River Prince Edward Island

\$4,900,000

This is the Best Value Golf Course on PEI! Welcome to Avondale Golf Course, a unique opportunity, for investors interested in developing mixed residential communities within the 380 acres surrounding the 170 acre golf course, 15 minutes from Stratford. The course's picturesque location and established reputation make it an ideal location for high-end residential communities that cater to golf enthusiasts and those seeking a peaceful, luxurious lifestyle. One potential development opportunity is to construct a range of luxury condominiums throughout the property, offering spectacular views of the golf course and the surrounding countryside. Another option is to develop mixed residential communities, including single-family homes, townhouses, and condos. These communities could be designed to integrate seamlessly with the natural landscape, offering residents a peaceful and serene living experience. Additionally, the communities could feature a range of amenities such as community centers, parks, and walking trails, providing residents with a range of recreational options, and commercial businesses along the 500 meters of frontage on Highway 3. Entire golf course business (currently generating over \$1 million in revenue annually), including \$1.4 million in equipment, 3000sqft pro shop, and 5000sqft garage to be included in this rare and unique offering. This is a rare opportunity. With its stunning location and established reputation, Avondale is an ideal location for investors looking to capitalize on the growing demand for high-end residential properties. (id:6769)

Listing Presented By:



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