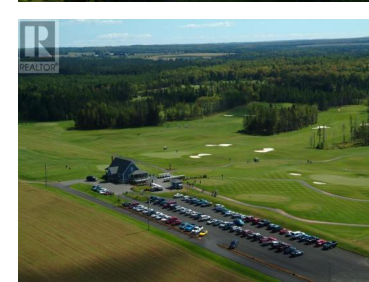
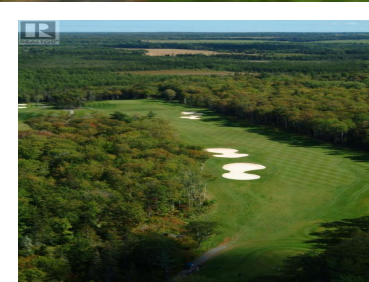
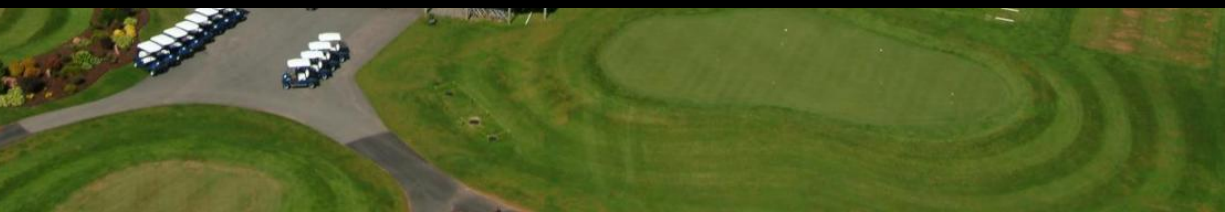




560 AVONDALE Road Vernon River Prince Edward Island

Vernon River

\$4,900,000

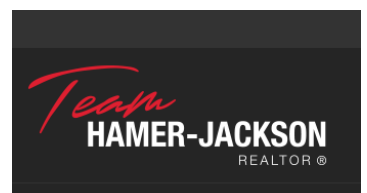


Secure a rare investment opportunity with Avondale Golf Course, a profitable, championship-caliber facility offering an impressive CAP rate. Situated on approximately 170 acres, this premier destination has hosted national events such as the PEI Open in 2022 and 2023, generating strong brand recognition and consistent annual revenue exceeding \$1 million. This turn-key operation includes an additional 380 acres of prime land, offering significant upside for future residential or commercial development. With ample space for single-family homes, cottage clusters, condominiums, or mixed-use projects, the possibilities are extensive and well-aligned with regional growth trends. Within a 30-minute radius, the course draws from Charlottetown's metropolitan population of over 40,000, along with the fast growing town of Stratford. The area also includes residents from southern Queens and eastern Kings Counties, where rural development is on the rise. In addition, Avondale lies along a key tourism corridor that funnels thousands of seasonal visitors between the North Shore, Points East Coastal Drive, and central PEI making it ideally situated to capitalize on both local and tourism-driven traffic. With a strong foundation, proven profitability, and unmatched development potential, Avondale Golf Course presents a compelling opportunity for investors, developers, and golf industry professionals.

James Beaton

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