

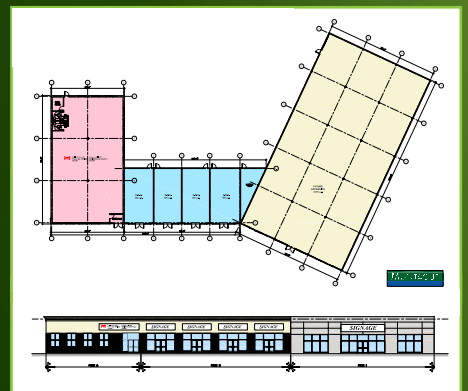


The Montague Commercial Centre is a newly constructed single story office / retail plaza situated along the Town of Montague's Main Street. The site offers a single point of ingress and egress to the adjacent Atlantic Super Store Main street as well as McDonald's restaurant parking arenas.

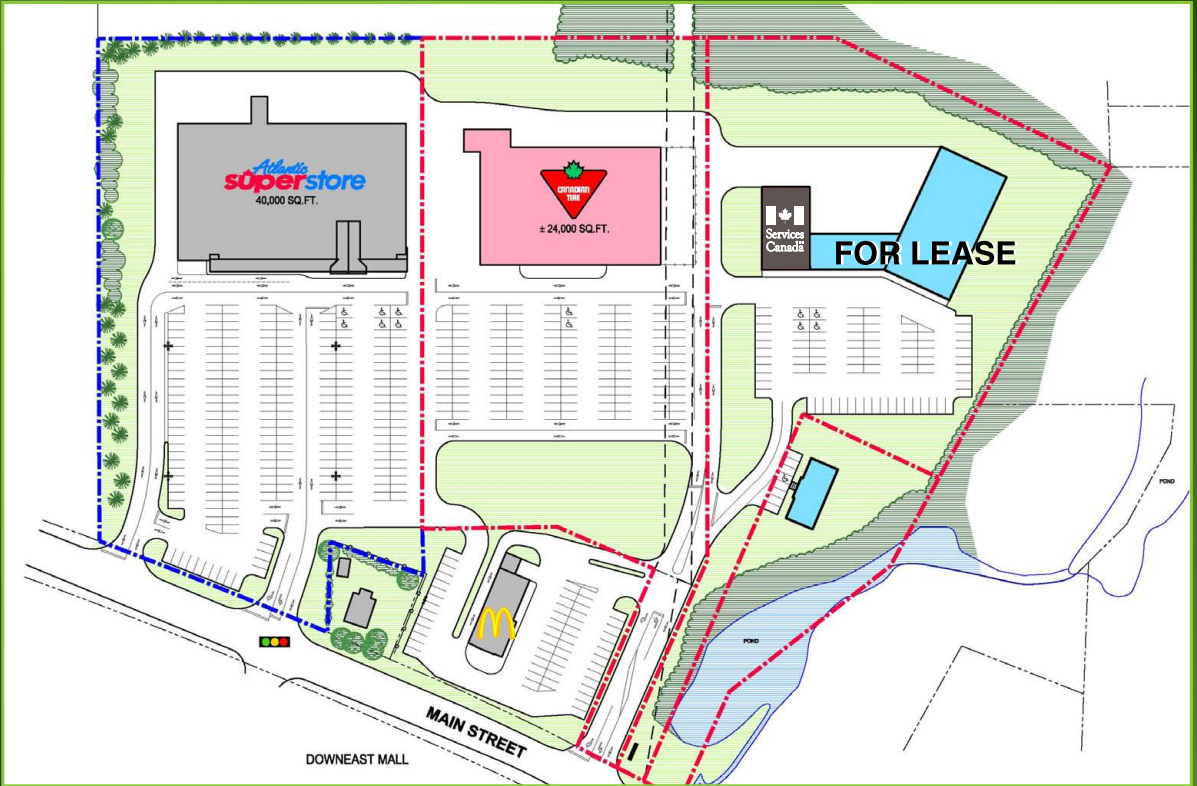
Montague Commercial Centre, Kings County's Premier retail centre, is the place to locate your business in eastern Prince Edward Island.

PROPERTY HIGHLIGHTS

- Units ranging from 1,200 sf to 12,000 sf
- Regional retail node
- Servicing Kings County (18,608 residents)
- 13,552 vehicles per day along Main Street
- 80 Unreserved surface parking stalls with additional parking available in adjacent arenas
- High profile signage
- Professionally managed by APM Properties
- Anchored by:
 - Atlantic Superstore,
 - Canadian Tire (anticipated 2010 construction,)
 - McDonald's Restaurant and
 - Services Canada (Gov. of Canada)



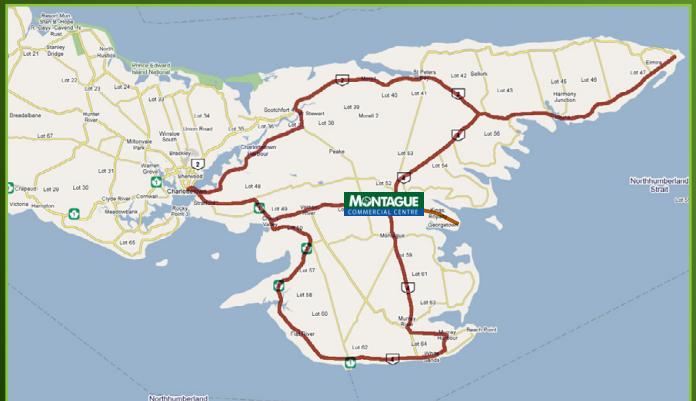
Floor Plan & Elevation



Site Plan

APPROXIMATE TRAVEL TIMES*

- **Souris**
33 minutes [44 Km]
- **Georgetown**
12 minutes [16 Km]
- **Wood Islands** [Lot 62]
19 minutes [25 Km]
- **Bridgetown** [Lot 55]
16 minutes [22 Km]
- **Morell**
25 minutes [32 Km]
- **St. Peters**
22 minutes [29 Km]



Location

*Source: Statistics Canada census and Government of PEI, 2006