



FOR SALE

Long-Term Care Home Repurpose Opportunity

1155 Water Street, Peterborough, ON

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Executive Summary

A rare opportunity to acquire a substantial institutional asset in the heart of Peterborough, offering significant repositioning and redevelopment potential within one of Eastern Ontario's fastest-growing regional centres.

Located at 1155 Water Street, the property features a 39,489 square foot building on approximately 3.2 acres, historically configured to accommodate 124 residents. Strategically positioned along a major corridor, the asset benefits from strong connectivity to downtown Peterborough, regional healthcare facilities, retail amenities, and surrounding residential neighbourhoods. Institutional zoning permits a broad range of future uses including healthcare, educational, community, religious, and assembly-related facilities, further enhancing the site's redevelopment flexibility.

With its significant scale, established institutional footprint, and versatile zoning permissions, the property presents a compelling opportunity for investors, developers, and healthcare operators seeking value-add potential within a growing Ontario market.



Property Profile

Address 1155 Water Street, Peterborough, ON K9H 3P8

Legal Description PCL 2-1, SEC 45-P229-PET; PT LT 2, LT 3, PL 229, PT 1 45R1924 ; PETERBOROUGH

Asset Type Long-Term Care (LTC) Home

Frontage 684.79'

Building Size 39,489 SF

Site Size 3.2 acres

Zoning Public Service

Possession TBD

Floors 1

Beds 124

Parking Outdoor Surface

Air Conditioning Yes

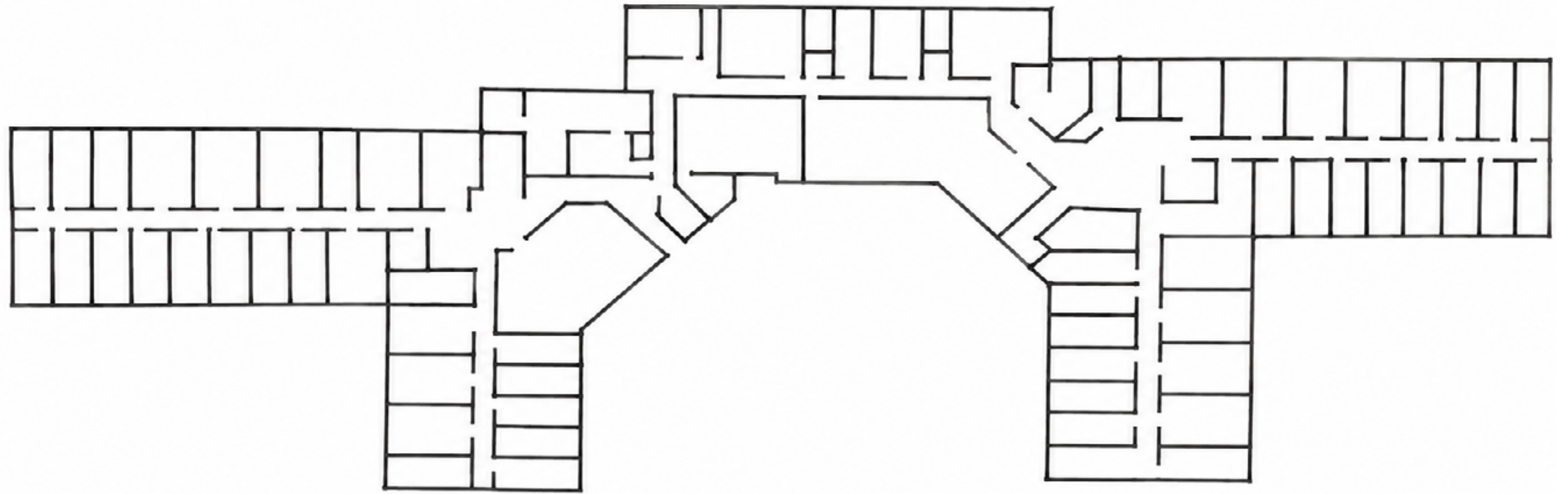
Sprinkler System Yes

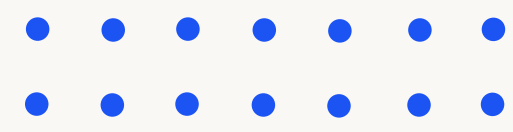
Power Supply Generator Emergency Response

Asking Price Contact Listing Agents



Floor Plan





Property Highlights



Single-level design offers ease of access



Modern, bright interiors with contemporary finishes throughout



Beautifully landscaped garden and outdoor patio areas



3.2 acre site offers ample green space and future flexibility

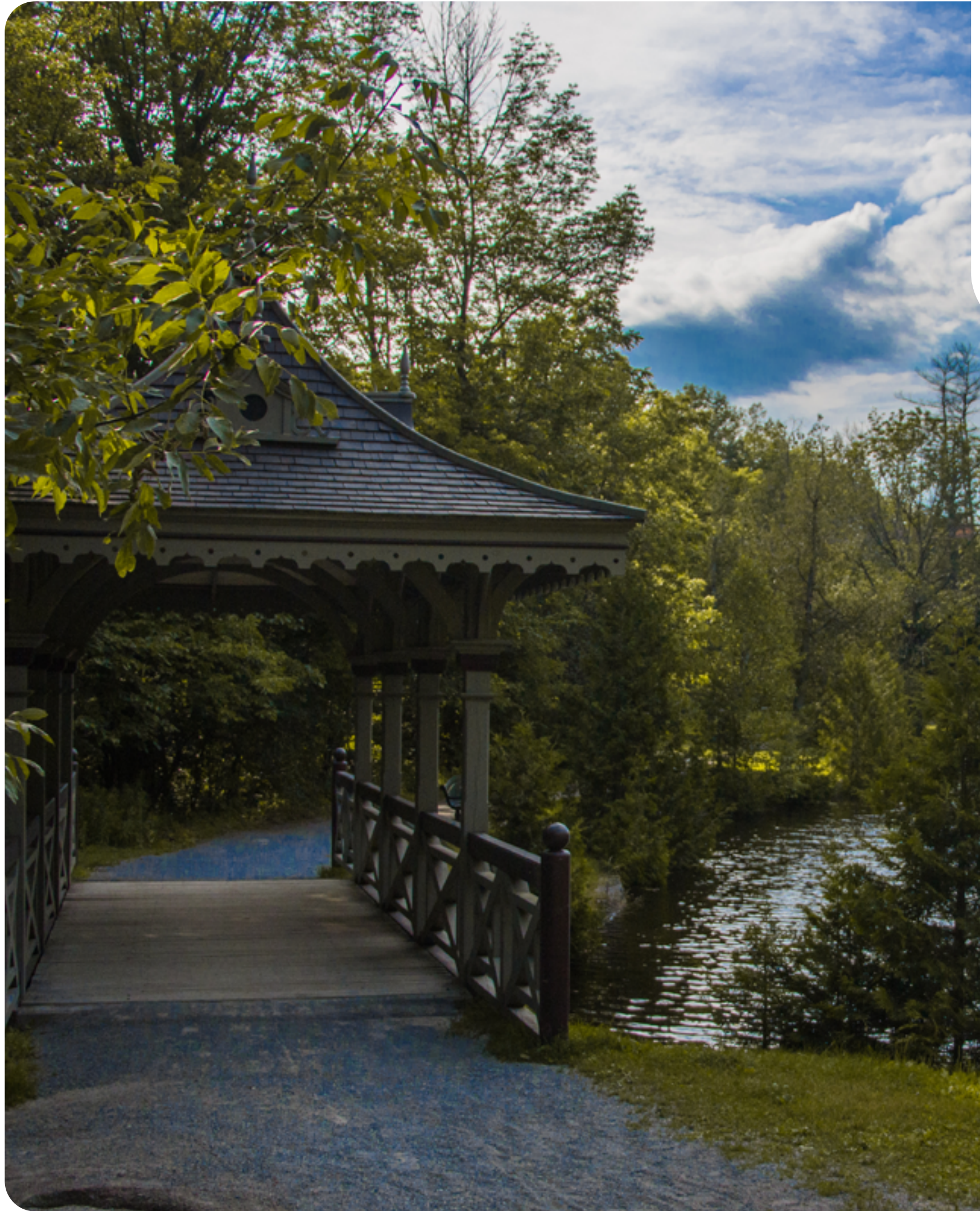


Proximity to rich amenities such as parks, restaurants, and entertainment



Institutionally managed and maintained asset





Location Overview

Peterborough's downtown core is one of Ontario's most walkable and vibrant urban centres, and 1155 Water Street places you right in the heart of it. Step outside and within minutes you're strolling beside Little Lake and the Otonabee River, taking in some of the most breathtaking natural scenery the Kawarthas have to offer.

Residents of 1155 Water Street enjoy a rare privilege: the ability to admire Peterborough's stunning waterfront from their own community. Sunset strolls, morning walks along the shore, and peaceful moments by the water become part of everyday life.

Theatres, a cinema, boutique shops, cafes, bakeries, and every essential amenity are easily reachable on foot. Downtown Peterborough is tailor-made for residents who want to stay engaged, connected, and inspired, without ever needing a car.

The property also benefits from its proximity to Trent University, one of Canada's leading universities providing access to educational programming, cultural events, research partnerships and a strong local talent pool.

Peterborough is often called the Gateway to the Kawarthas, a city that delivers the energy of an urban centre alongside instant access to Ontario's most celebrated cottage country landscapes.

Zoning

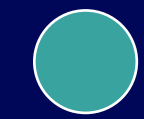
Permitted Uses

Public Service District 2 (PS.2)

- 1. A purpose permitted under PS.1
 - Park
 - Indoor swimming pool
 - Arena, skating or curling rink
 - Recreation centre
 - Library
 - Firehall
 - Ambulance Station
 - Public Utilities installation
 - Museum or art gallery
- 2. Public administration establishment
- 3. Police station
- 4. School
- 5. Hospital
- 6. Nursing home
- 7. Home for the aged
- 8. Group home
- 9. Monastery convent or religious establishment
- 10. Church
- 11. Place of assembly

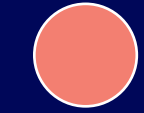


Amenities Map



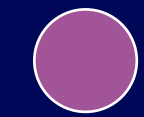
Parks

- 1. Riverview Park & Zoo
- 2. Centennial Park
- 3. Meadowvale Park
- 4. McBride Island



Restaurants/Cafe

- 1. Starbucks
- 2. Tim Horton's
- 3. McDonald's
- 4. Harvey's
- 5. A&W



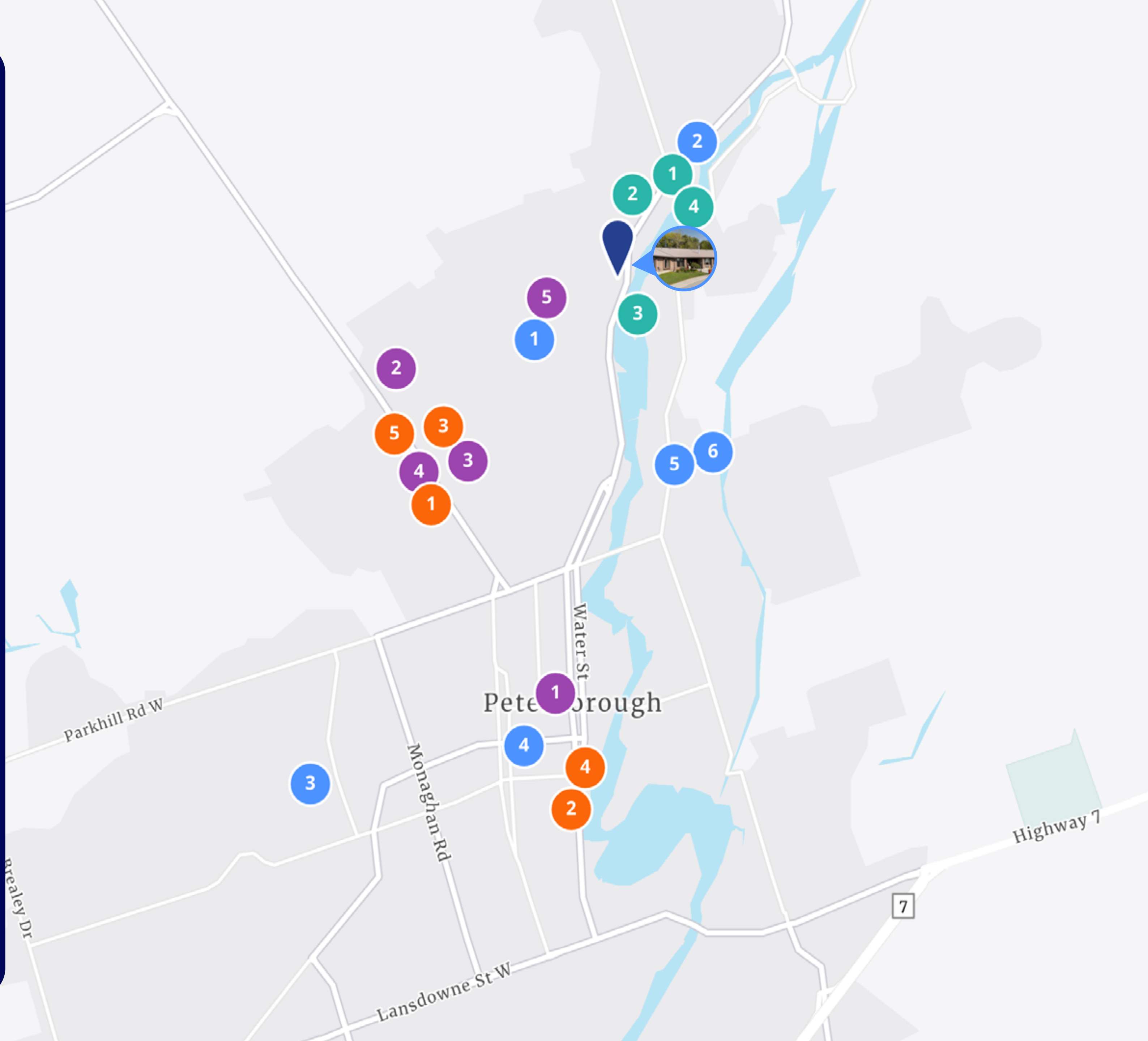
Everyday Essentials

- 1. FreshCo
- 2. Metro
- 3. Walmart
- 4. Shoppers Drug Mart
- 5. Dollarama



Health/Wellness

- 1. Kawartha Natural Health Clinic
- 2. Sprint Physiotherapy & Sports Injury Clinic
- 3. Peterborough Regional Health Centre
- 4. Peterborough Massage Therapy Clinic
- 5. East City Medical Centre & Walk in Clinic
- 6. East City Pharmacy



Demographics

5 km

10 km

15 km

Population

2025 Total Population	58,972	110,134	126,058
2030 Total Population	60,547	112,291	129,257
2035 Total Population	62,878	116,315	134,802

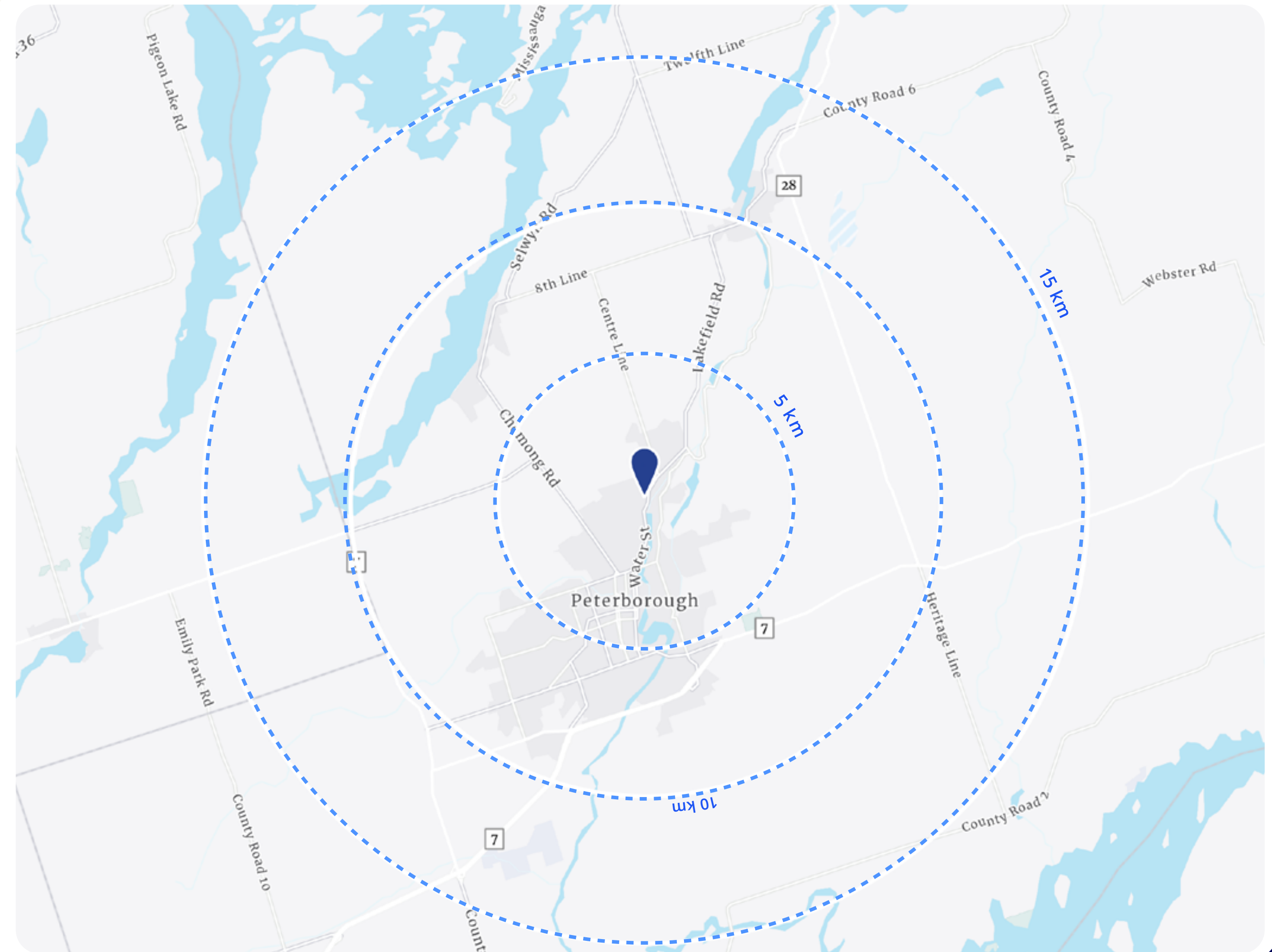
Average Age

2025 Age	42.7	43.3	43.7
2030 Age	43.4	44.1	44.6
2035 Age	43.9	44.6	45.1

Average Household Income

2025	\$103,456	\$111,350	\$114,687
2030	\$122,860	\$131,796	\$135,537
2035	\$147,293	\$157,640	\$162,053

Source: Environics



Sign Confidentiality Agreement

Contact us for more information.

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