

CBRE

539 GEORGE STREET NORTH

PETERBOROUGH, ONTARIO

6 STOREY MULTI-RESIDENTIAL
DEVELOPMENT LAND
FOR SALE



0.59
ACRES

PETERBOROUGH,
ONTARIO

95
RENTAL

EXCELLENT
SUITE MIX

76.9%
TENANT

WITHN
1KM

77,543
SQ. FT.

GROSS
FLOOR AREA

INVESTMENT HIGHLIGHTS

- Approved, shovel-ready development - 6-storey, 95 units + 2,717 sq.ft commercial and 32 parking spots,
- Prime downtown location - steps to transit, close to Trent University,
- Strong tenant pool in the core area, 76.9% of dwellings within 1 km are occupied by tenants,
- Excellent suite mix of bachelor, one-bedroom and two-bedroom units, appealing to a diverse tenant pool including studnets and professionals,
- Development charges exempt until January 2027,
- Archeology expected to complete by September, SPA approval expected Q4,
- Eligible for Brownfield Tax Incentives Program (BTAP) and Central Area Revitalization Grant Program (TARP) tax incentive programs,
- 10% affordable units qualify for CMHC financing.

SUITE BREAKDOWN

SUITE TYPE	SUITE COUNT	CBRE MARKET RENT	AVERAGE SUITE SIZE	SUITE MIX
BACHELOR	53	\$1,550	435 sq.Ft.	45%
ONE-BEDROOM	4	\$2,150	647 sq.Ft.	4%
TWO-BEDROOM	38	\$2,600	804 sq.Ft.	40%
AFFORDABLE	10	\$1,350	432 sq.Ft.	11%
TOTAL	95	\$1,974	608 sq.Ft.	100%



Property Description

539 George Street North is a municipally approved, six-storey multi-residential development featuring 95 rental suites, 2,717 sq. ft. of ground-floor retail space, and 32 surface parking stalls. The project offers a balanced mix of studio, one-bedroom, and two-bedroom layouts, with 10 suites designated as affordable housing. Designed to meet the needs of a diverse tenant base, the suite mix appeals to young professionals, students, families, and downsizers alike. With approvals in place and a strong, modern design program, the property is positioned to deliver a high-quality, purpose-built rental community.

TOTAL OFFERING

MUNICIPAL ADDRESS	539 George Street North, Peterborough, ON K9H 3S1
MAJOR INTERSECTION	Located on George Street North between London Street and McDonnel Street.
MUNICIPALITY	Peterborough
PIN	281060020; 281060021
AREA	25,834 Sq. Ft. (0.59 Acres)
FRONTAGE	Appx. 1674 Ft.
DEPTH	Appx. 229. Ft.
BUILDING AREA (SQ.FT.)	14,434
GROSS FLOOR AREA(SQ.FT.)	77,543
BUILDING COVERAGE	56%
BUILDING FLOOR AREA RATIO	3.0
BUILDING HEIGHT (M)	22.5
COMMERCIAL/RETAIL AREA (SQ.FT.)	2,734
AMENITY AREA (SQ.FT.)	1,539
LANDSCAPE AREA (SQ.FT.)	4,500



EXISTING CONDITIONS

Vacant Two Storey Commercial Building

GEOTECHNICAL

A geotechnical report was completed by Cambium Inc. dated March 8, 2021.

ARCHAEOLOGICAL

Stage 4 report completed and to be submitted to Ministry for approval in September.

ENVIRONMENTAL

ESA I and II, Risk Assessment all completed. Record of Site Condition obtained in 2021.

TECHNICAL ADEQUACY REVIEW

Record of Technical Adequacy Review letter recived on March 13, 2025, the project is ready to be entered into Site Plan Agreement.

BUILDING ENERGY MODELING REPORT

Building Energy Modeling Results received on May 2023 by Fluent Group. The results indicate that the project is designed to achieve a 29% reduction in energy consumption and a 25% reduction in greenhouse gas emissions relative to the 2015 National Energy Code for Buildings (NECB).

STORMWATER MANAGEMENT (SWM) REPORT

A Stormwater Management (SWM) Report was completed by Engage Engineering Limited on November 2024.



Location Overview

539 George Street North is a municipally approved, six-storey multi-residential development located in the heart of downtown Peterborough. The project is zoned for 95 rental units, including a mix of studio, one-, and two-bedroom suites, including 10 units designated as affordable housing and 2,717 sq.ft. retail space at grade. The proposed suite mix is designed to accommodate a diverse tenant base, ranging from young professionals and students to families and downsizers. The property's central location offers walkable access to civic amenities, public transit, and key institutions such as Fleming College, supporting long-term rental demand.

The site sits directly within Peterborough's vibrant downtown core, steps from City Hall, Confederation Park, and an array of restaurants, retail, and cultural amenities. Local transit routes pass directly by the site, providing convenient access across the city. The property is approximately 2 km from Trent University (Symons Campus) and about a 5-minute drive to Fleming College, making it wellpositioned to serve both student and workforce housing needs. With approved zoning, a strong suite mix, and a high-demand urban location, 539 George Street North represents a compelling purpose-built rental opportunity for developers and long-term investors

NEIGHBOURHOOD AMENITIES

SHOPS & RESTAURANTS	DISTANCE TO SITE
Pizza Hut	550 m
FreshCo	650 m
Subway	700 m
Shoppers Drug Mart	1.0 km
NoFrills	1.1 km
Tim Hortons	1.3 km
Dollarama	1.7 km
Staples	3.1 km
The Home Depot	3.2 km
Domino's Pizza	3.5 km
Michaels	3.6 km
PetSmart	3.7 km
Beer Store	3.9 km
LANDMARKS	DISTANCE TO SITE
Emmanuel United Church	16 m
Peterborough City Hall	16 m
Confederation Square	120 m
Armoury National Historic Site of Canada	300 m
Pepsico Foods Canada	850 m
Bonnerworth Park	1.6 km
Art Gallery of Peterborough	1.8 km
The Mount Community Centre	1.7 km
TRANSPORTATION	DISTANCE TO SITE
McDonnel St Bus Stop	0.1 km
Peterborough Bus Terminal	1.1 km
OTHER	DISTANCE TO SITE
Peterborough Regional Health Centre	1.3 km



The Offering Process

CBRE

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to zean.wang@cbre.com

DOCUMENT CENTRE INCLUDES:

- Archaeological
- DC Waiver
- Drawing
- Survey
- Certificate of Property Use
- Realty Taxes
- Geotechnical

OFFERING SUBMISSIONS

All offers are requested to be submitted to the attention of:
zean.wang@cbre.com

539 GEORGE STREET NORTH

INVESTMENT & MULTI RESIDENTIAL PROPERTIES

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