



# 215-219 GEORGE STREET NORTH PETERBOROUGH, ON

# FOR SALE

12,323 SQFT BUILDING  
PRIME RETAIL/OFFICE INVESTMENT

1.38 AC MIXED-USE DEVELOPMENT  
OPPORTUNITY

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# PROPERTY FEATURES

**ADDRESS:** 215-219 George St N., Peterborough, ON

**LAND AREA:** 1.38 Acres

**BUILDING AREA:** 12,323 SF

**FRONTAGE:** 103.41 FT

**DEPTH:** 568.72 FT

**PARKING:** 58 Easy In/Out Stalls

**OFFICIAL PLAN :** Central Area/Urban Growth Centre

**ZONING:** C6

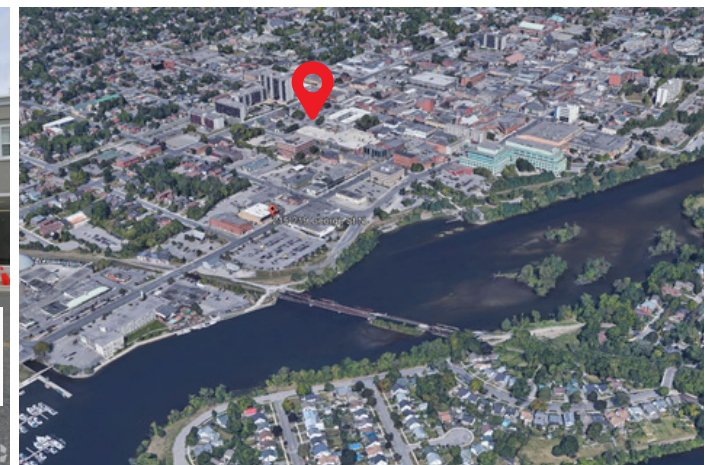
**PROJECTED  
NET INCOME/CAP:** \$271,088 NOI | 7.2% Cap Rate  
(FULLY LEASED)

**RENT ROLL:** Contact for NDA and details

**SALE PRICE:** \$3,750,000

## Highlights

- Recently extended lease by anchor tenant Service Canada
- Perfect for owner occupier, investor with mixed-use development potential
- Very large lot with ample parking income
- Large multi-use building with high-ceilings for retail and office use on main downtown street
- Close proximity to proposed high speed rail station, amenities, shops, entertainment and waterfront



Service  
Canada



Hwy 115  
10 mins



Downtown Toronto  
80 mins



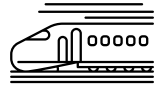
Hwy 407  
30 mins



The city/county population rose by 6.8% over the past five years to 147,681



Diversified and growing economy valued at \$5.93 billion in 2021, forecasted to grow by 26% by 2030



High Speed Rail Project - 2 stops from Toronto's Union Station



Major employers: Quaker Oats, Ontario Health, Ministry of Natural Resources



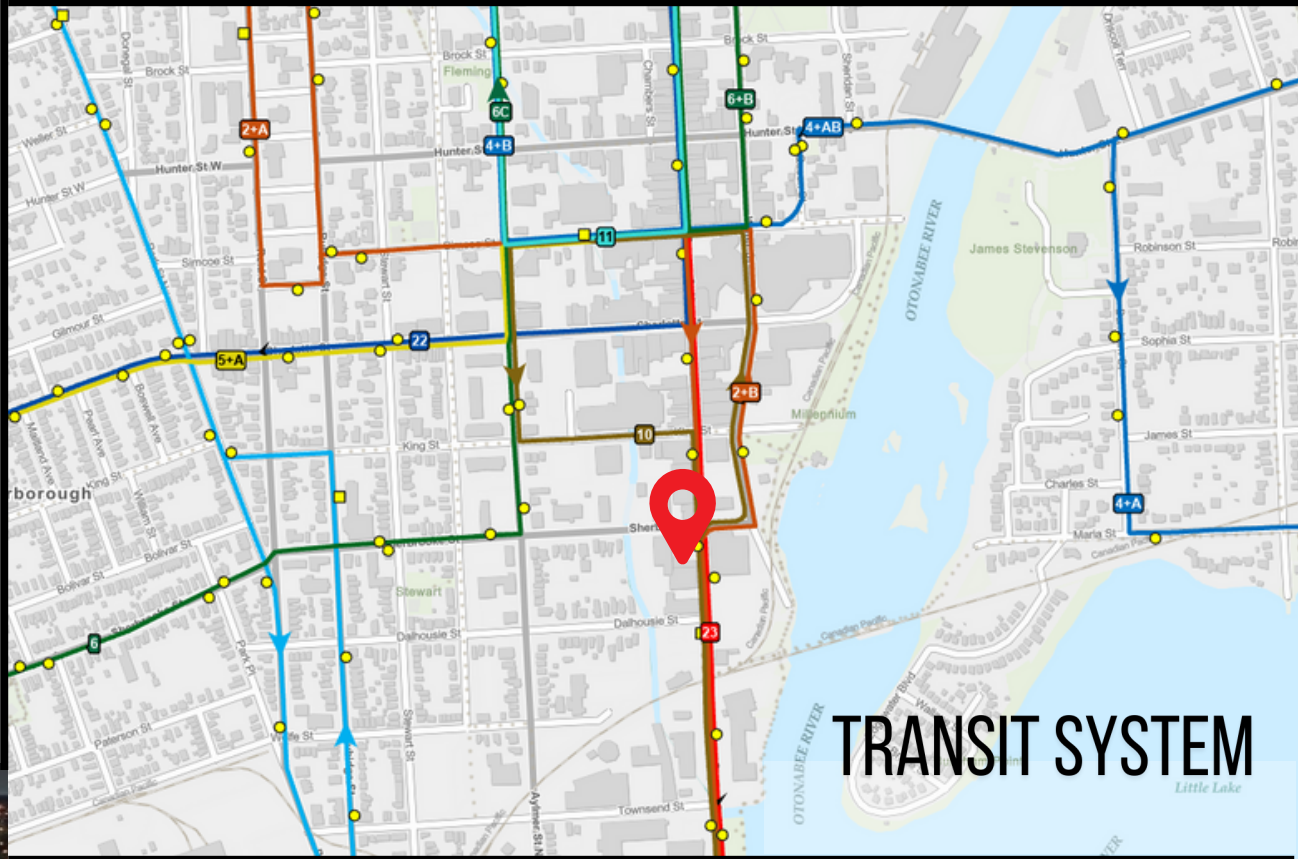
Gateway city for the Kawarthas' cottage country region



Trent University & Fleming College



PROPOSED HIGH SPEED RAIL LINE



TRANSIT SYSTEM



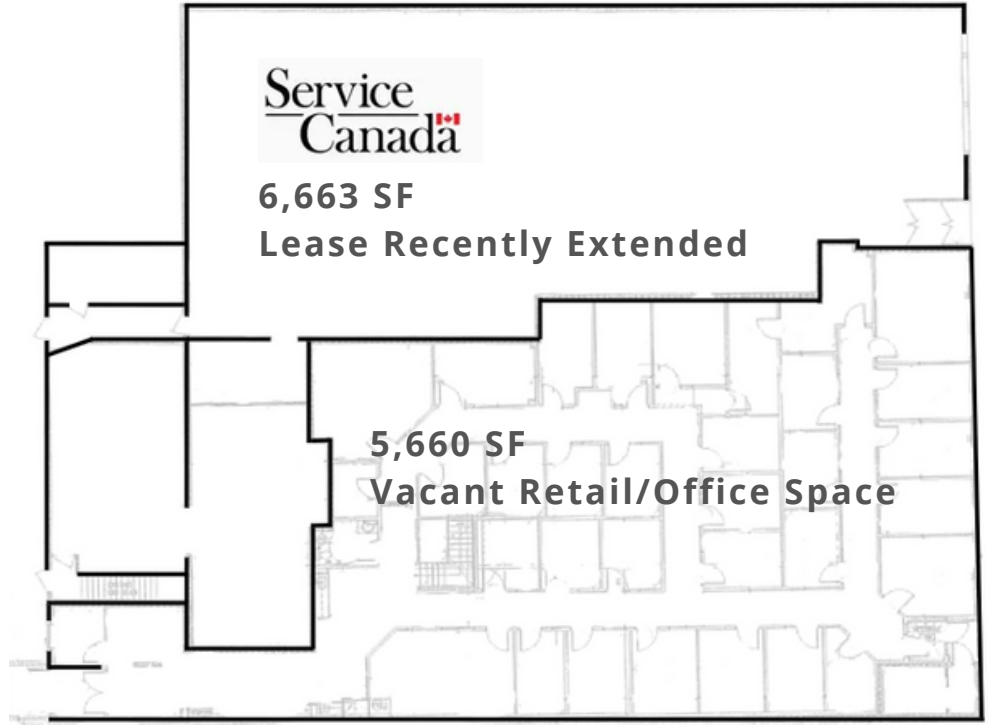
PETERBOROUGH MUSIC FEST

PETERBOROUGH MARINA

TRENT UNIVERSITY



**Building Floor Plan: 12,323 SF**



**Large Parking Lot with income - 1.38 Acres**



# CURRENT ZONING & OFFICIAL PLAN

## Current Zoning: C6

### Permissible Uses:

- retail establishment including a department store, convenience retail store, drug store or bakeshop
- rental establishment
- bank, financial institution or loan company
- office excluding a veterinary office
- clinic
- barber shop or beauty shop
- dry cleaning establishment
- studio or craft workshop
- trade school
- art school, music school, dance school or fine arts school
- school
- library, museum or art gallery
- restaurant (o)
- place of entertainment
- place of assembly
- gymnasium or health club
- club house or lodge hall
- church
- hotel
- taxi stand
- a post office or sub-post office
- dressmaker or tailor shop
- parking lot or parking garage
- funeral parlour
- police station, jail or fire hall
- hospital
- nursing home
- day nursery
- Lodging House
- printing shop or publishing house
- transportation terminal
- communication terminal
- dwelling unit
- place of amusement
- home for the aged

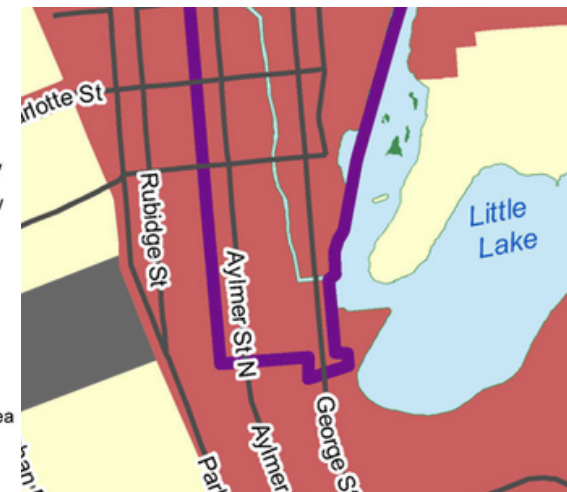


## Official Plan: Central Area/Urban Growth Center

- A mix of higher density housing options, including affordable housing
- a gross density of 150 residents and jobs combined per hectare by 2031 or earlier.
- **Low-rise residential** uses shall be located on Local Roads and Collector Roads. The maximum building height for low-rise residential uses shall be 3 storeys.
- **Mid-rise residential** uses shall generally be greater than 3 storeys, but no higher than 6 storeys.
- **High-rise residential** uses shall be greater than 6 storeys in height.

### City of Peterborough Official Plan Schedule 'A' Urban Structure

- Municipal Boundary/ Settlement Area Boundary
- Delineated Built Boundary
- Urban Growth Centre
- Strategic Growth Areas
- Neighbourhoods
- Employment Districts
- Natural Areas
- Designated Greenfield Area
- Rural Transitional Area



# AREA DEVELOPMENT PROJECTS



1



2



3



4



5



6



7

215 George Street North

1

## EAST CITY CONDOS

175 Hunter St. E, Peterborough, ON  
Type: 9-storey condo with 93 units  
Price Range: \$574,900 - \$1,459,900  
Price PSF: \$868 PSF

2

## THE RAILYARD

109-127 Hunter St. Peterborough, ON  
Type: 6-storey apartment rentals

3

## Y LOFTS

475 George St N. Peterborough, ON  
Type: 6-storey apartment rentals

4

## THE VICTORIA

470 Water St., Peterborough, ON  
Type: 30 & 8 storey apartment rentals with 400 units

5

## 385 GEORGE ST.

385 George St, Peterborough, ON  
Type: 5-storey apartment rentals

6

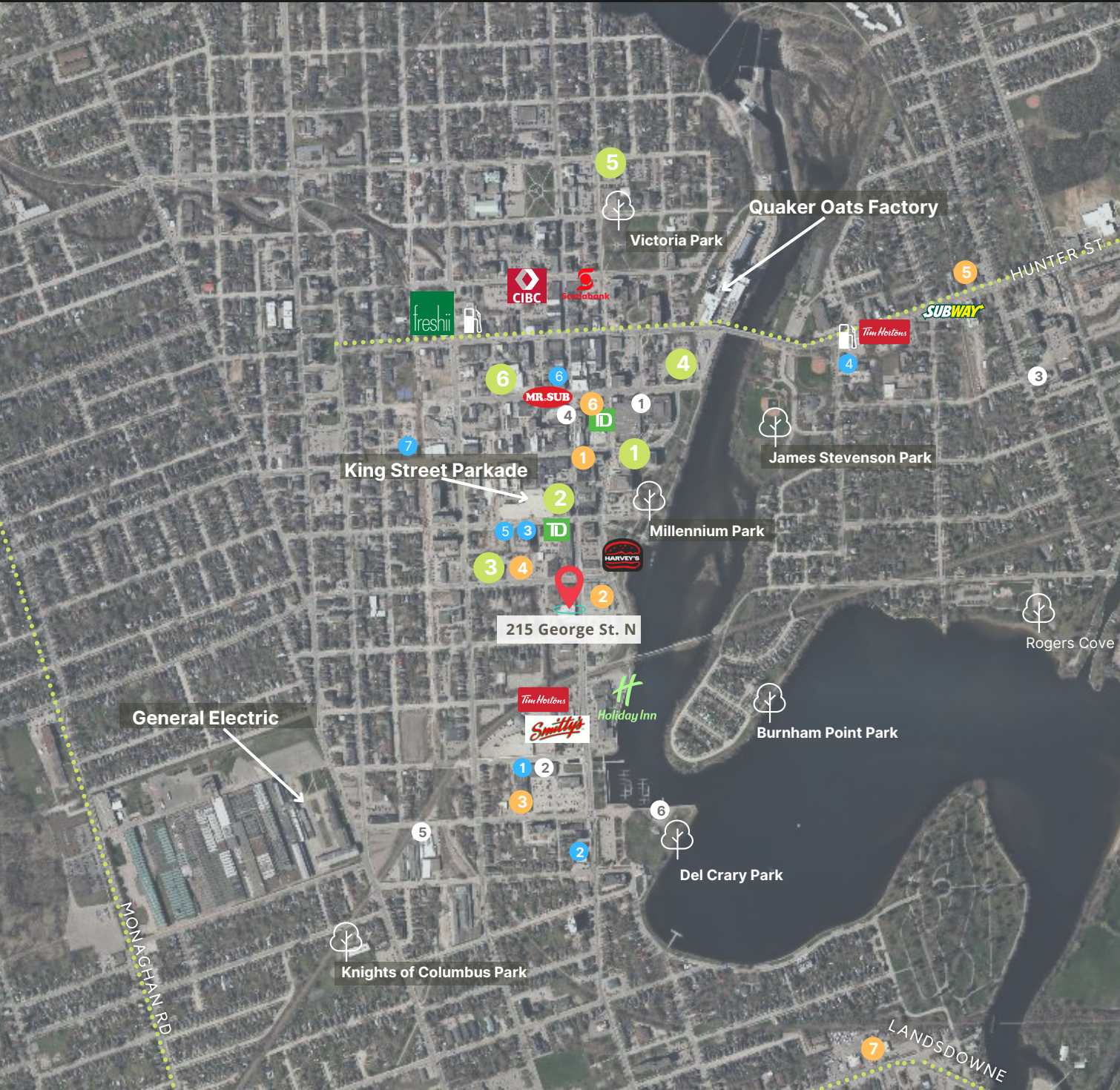
## THE SAWMILL

191 Rink St. Peterborough, ON  
Type: 6-storey apartment rentals with 100 units

7

## CRESCENT ST. & LAKE ST.

131 Lake St. Peterborough, ON  
Type: 12-storey apartment rentals with 100 units



## Shopping

1. Farmers Market
2. No Frills
3. Dollarama
4. LCBO
5. Foodland
6. Peterborough Square
7. The Source

## City Services

1. Service Ontario
2. Canada Post
3. Fire Station
4. Court of Justice
5. Police Station
6. Bus Terminal

## Health & Wellness

1. Rexall
2. Canadian Blood Services
3. Peterborough Public Health
4. Burnham Medical Pharmacy
5. Family Health Team
6. Community Family Health
7. Medical Arts Building

## Arts and Entertainment

1. Galaxy Cinema
2. Lakeview Bowl
3. Peterborough Theatre Guild
4. Lift Lock Escape
5. Rock and Rope Climbing Centre
6. Art Gallery

# Ryan Henry

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\* SALES REPRESENTATIVE



Source: Data from Esri, DeLorme, Garmin, Wikipedia, GeoNames, Mapbox, OpenStreetMap, Swatch, and others.

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