144 BROCK ST. & 458-460 GEORGE ST N

$1,700,000

2 Properties sold as one. Great development site for apartments or condo's in the Downtown core. Current income of $70,900 per year.

- **MLS #246589**
- **Toronto MLS #X4702701**
- **C-6 Zoning**
- **Plenty of Parking**
- **Access from George & Brock**
- **3 Commercial Units**
- **2 Residential Units**
- **Central Air**
- **Tar & Membrane Roof**
- **Taxes: $21,594 / 2019**

dnsrealestate.ca

Dave Haacke
Sales Representative

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Peterborough ON K9H 2H6

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144 BROCK ST. & 458-460 GEORGE ST. N

$1,700,000

Cross Property Client Full

144 BROCK ST & 458-460 GEORGE STREET N
Peterborough, ON K9H 2P3
City of Peterborough/ Peterborough Central/ 3 North

Commercial/ Building and Land/ For Sale
Active

Price: $1,700,000.00
Price Measurement:
Lease Type:

MLS®#:	246589		
List Date:	25-Feb-2020	Sqft Available:	0
# Floors:	3.00		
Building Type:	Retail		
Title/Ownership:	Freehold	Recreational:	
Lot Front:	67.96	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	Under .5 Acre/ 0.26
Access:	Municipal road		
Garage Spaces/Type:	/ In/Out		
Driveway Spaces/Type:	/ / Gravel		
Waterfront:	No	WF Exposure:	
Shore Rd Allowance:		WF Frontage Ft:	0
Total Number of Units:	0		
Leased Land Fee:			

Public Remarks: **2 Properties sold as one. Great development site for apartments or condo's in the Downtown core. Current income of $70,900 per year.**

Directions: **Between George St and Water St on the North side**

Interior Features

Rental Equipment	Other (see Remarks)		
Heat Primary/Sec:	Baseboard, Natural Gas, Radiant/ Baseboard	Basement:	
HVAC:	Air Conditioner, Partial, Window Mount AC	UFFI:	
Floorings:	Concrete, Wood	Elevator Type:	

Exterior Features

Clearance Height:	0	Freestanding:		Rail:		Outside Storage	
Bays - LxW	0 - 0x 0	Sq Ft Available:	0/	Utilities:		% Building:	
Double Main - HxW	- x	Office Apt Area:	/	Amps:	0	% Usable:	
Drive-In Main - HxW	- x	Industrial Area:	/	Volts:	0	% Rent:	
Grade Level - HxW	- x	Retail Area:	/	Hydro:		Exposure:	
Parking Total:	12	Parking Shared:		Parking Dedicated:		Lot Shape:	
Parking On Site:		Parking Off Site		Trailer Spots:		Lot Irregularities:	67.96 X IRREG

Site Influences	Downtown, High Traffic Area, Public Transit, Shopping Nearby, Visual Exposure		
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, Telephone		
Exterior Finish:	Brick	Roofing:	Flat, Membrane
Water/Supply Type:	Municipal/	Sewage:	Municipal Sewers
Soil Test/Date:	/	Construction:	Brick, Stone

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **All Current Tenant's Belongings**

Tax Information

Roll#:	151404010003900	Local Improve Fee/Comments	/		
Pin#:	281060092	Zoning:	C-6	Taxes/Year:	$21,594/ 2019
Assessment $/Year:		Survey/Year/Type:	No/ /	Type Taxes:	
				Condo Fee:	0.00

Legal Description: **PT LT 1 E OF GEORGE ST & N OF BROCK ST (PETERBOROUGH). AS IN R423530 S/T LT71581; PETERBOROUGH; & PT LT 1 E OF GEORGE ST & N OF BROCK ST PL 1 TOWN OF PETERBOROUGH AS IN R235737 ; PETERBOROUGH CITY**

All data is subject to Errors, Omissions or Revisions and is not warranted.

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COMMERCIAL DISTRICT 6 (C.6)

PERMITTED USES

18.1 No person shall within any C.6 District use any land or erect, alter or use any building or part thereof for any purpose other than:

(a) a retail establishment including a department store, convenience retail store, drug store or bakeshop but not including a purpose set forth in Section 16.1 (a) and 16.1 (l)
(b) a rental establishment
(c) a repair shop but not including a purpose set forth in Section 16.1 (n) and 16.1 (o)
(d) a bank, financial institution or loan company
(e) an office excluding a veterinary office
(f) a clinic
(g) a barber shop or beauty shop
(h) a dry cleaning establishment - Class 2
(i) a studio or craft workshop
(j) a trade school
(k) an art school, music school, dance school or fine arts school
(l) a school
(m) a library, museum or art gallery
(n) a restaurant
(o) a place of entertainment
(p) a place of assembly
(q) a gymnasium or health club
(r) a club house or lodge hall
(s) a church
(t) a hotel
(u) a taxi stand
(v) a post office or sub-post office
(w) a dressmaker or tailor shop
(x) a parking lot or parking garage
(y) a funeral parlour
(z) a police station, jail or fire hall
(aa) a hospital
(ab) a nursing home (By-law 1986-163)
(ac) a day nursery
(ad) a boarding house
(ae) a printing shop or publishing house
(af) a transportation terminal
(ag) a communication terminal
(ah) a dwelling unit
(ai) a place of amusement
(aj) a home for the aged (By-law 1986-163)

144 BROCK ST. & 458-460 GEORGE ST. N

$1,700,000

Assessment Information

ARN	Phased-In Value	Assessed Value
151404010003900	$499,000 2020 Tax Year	$499,000 Based on Jan 1, 2016

Property Details

Frontage:	67.96 ft	Description:	Tavern/public house/small hotel
Depth:	N/A	Property Code:	441

GeoWarehouse Address:

144 BROCK ST
PETERBOROUGH
K9H2P3

PIN:	281060092
Land Registry Office:	PETERBOROUGH (45)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Lot Size

Area:	11323.62 sq.ft
Perimeter:	606.96 ft
Measurements:	118.43ft x 38.92ft x 84.01ft x 31.1ft x 34.0ft x 80.01ft x 70.44ft x 150.49ft

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

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144 BROCK ST. & 458-460 GEORGE ST. N

$1,700,000

Assessment Information

ARN	Phased-In Value	Assessed Value
151404010008500	$278,000 2020 Tax Year	$278,000 Based on Jan 1, 2016

Property Details

Frontage:	40.0 ft	Description:	Retail - one storey, generally under 10,000 s.f.
Depth:	N/A	Property Code:	410

GeoWarehouse Address:

460 GEORGE ST N
PETERBOROUGH
K9H3R7

PIN:	281060091
Land Registry Office:	PETERBOROUGH (45)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Lot Size

Area:	4725.35 sq.ft
Perimeter:	314.96 ft
Measurements:	117.89ft x 40.01ft x 118.43ft x 40.01ft

Lot Measurement Accuracy : LOW
These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

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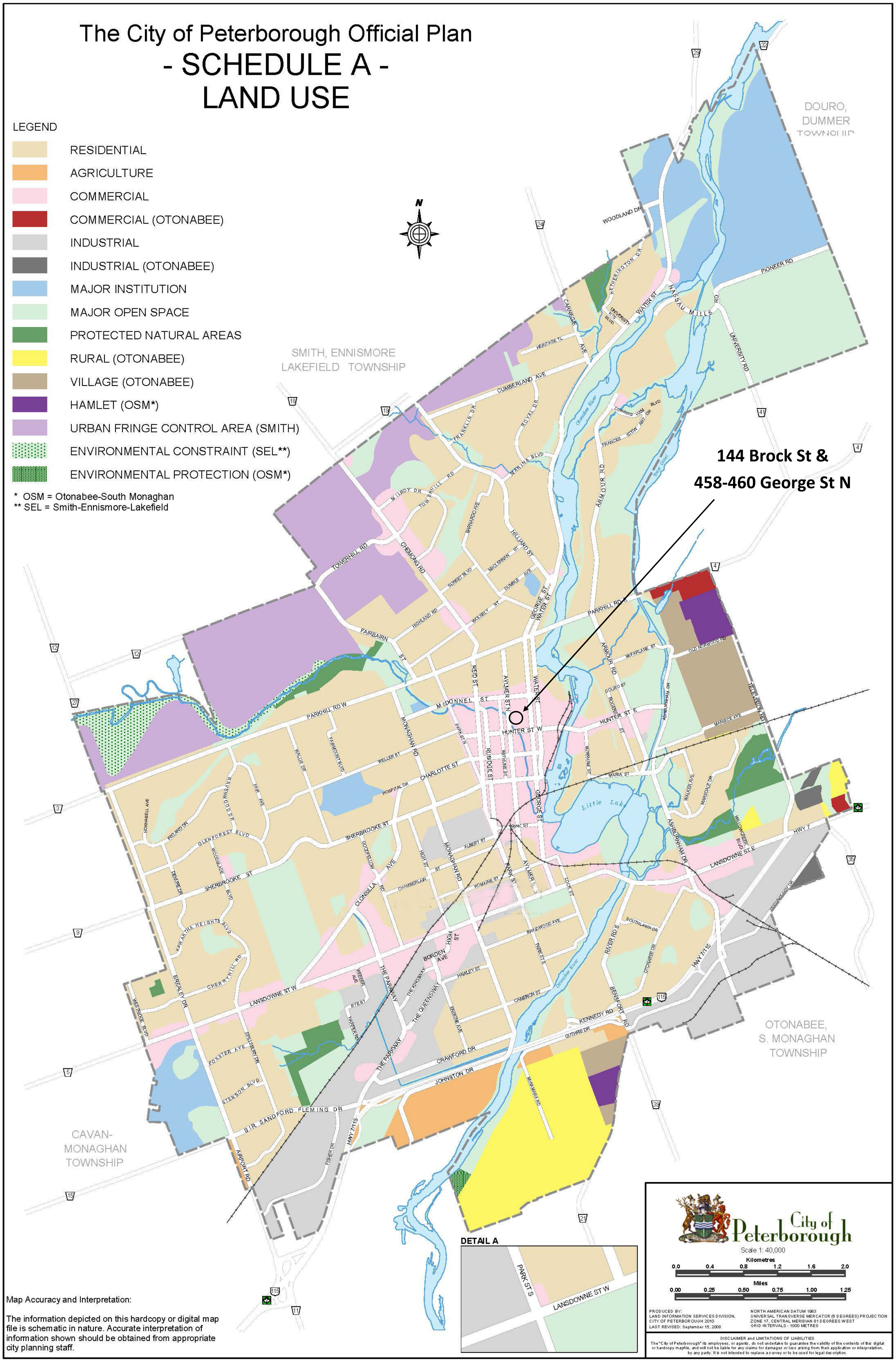
The City of Peterborough Official Plan
- SCHEDULE A -
LAND USE
LEGEND
RESIDENTIAL
AGRICULTURE
COMMERCIAL
COMMERCIAL (OTONABEE)
INDUSTRIAL
INDUSTRIAL (OTONABEE)
MAJOR INSTITUTION
MAJOR OPEN SPACE
PROTECTED NATURAL AREAS
RURAL (OTONABEE)
VILLAGE (OTONABEE)
HAMLET (OSM*)
URBAN FRINGE CONTROL AREA (SMITH)
ENVIRONMENTAL CONSTRAINT (SEL**)
ENVIRONMENTAL PROTECTION (OSM*)
* OSM = Otonabee-South Monaghan
** SEL = Smith-Ennismore-Lakefield
N
144 Brock St &
458-460 George St N
DOURO, DUMMER TOWNSHIP
SMITH, ENNISMORE LAKEFIELD TOWNSHIP
OTONABEE, S. MONAGHAN TOWNSHIP
CAVAN-MONAGHAN TOWNSHIP
Little Lake
PARKHILL RD W
PARKHILL RD
HUNTER ST W
HUNTER ST E
LANSDOWNE ST W
LANSDOWNE ST E
SHERBROOKE ST
CHARLOTTE ST
GEORGE ST
WATER ST
AYLMER ST N
ARMOUR RD
CHEMONG RD
MONAGHAN RD
THE PARKWAY
CRAWFORD DR
JOHNSTON DR
SIR SANDFORD FLEMING DR
AIRPORT RD
NASSAU MILLS RD
UNIVERSITY RD
PIONEER RD
CUMBERLAND AVE
TOWERHILL RD
KENNEDY RD
ASHBURNHAM DR
HWY 7/115
DETAIL A
PARK ST S
LANSDOWNE ST W
City of Peterborough
Scale 1: 40,000
Kilometres
0.0 0.4 0.8 1.2 1.6 2.0
Miles
0.00 0.25 0.50 0.75 1.00 1.25
Map Accuracy and Interpretation:
The information depicted on this hardcopy or digital map file is schematic in nature. Accurate interpretation of information shown should be obtained from appropriate city planning staff.

Map Accuracy and Interpretation

The information depicted on this hardcopy or digital map file is schematic in nature.Accurate Interpretation of information shown, could be obtained from appropriate city staff

Map No. 12d

This map is current to : 2017-12-31