

\$2,450,000

1828 ASHBURNHAM DR.



Great Downtown space in excellent high traffic location between Simcoe St and Hunter St. Approximately 2,793 SF space with a full dry basement Great Development Opportunity! 2.7 Acres of vacant land ready to be built on. City is open to all options, Commercial, Residential or mixed, with approved site plan. Site environmentally clear with a record of site condition being issued in the next month. Phase I & II available.

- ◆ **MLS #273581**
- ◆ **Toronto MLS #X4828561**
- ◆ **C-4 Zoning**



- ◆ **329.72' Frontage**
- ◆ **2.77 Acres**
- ◆ **Taxes: \$38,601 / 2020**

dnsrealestate.ca

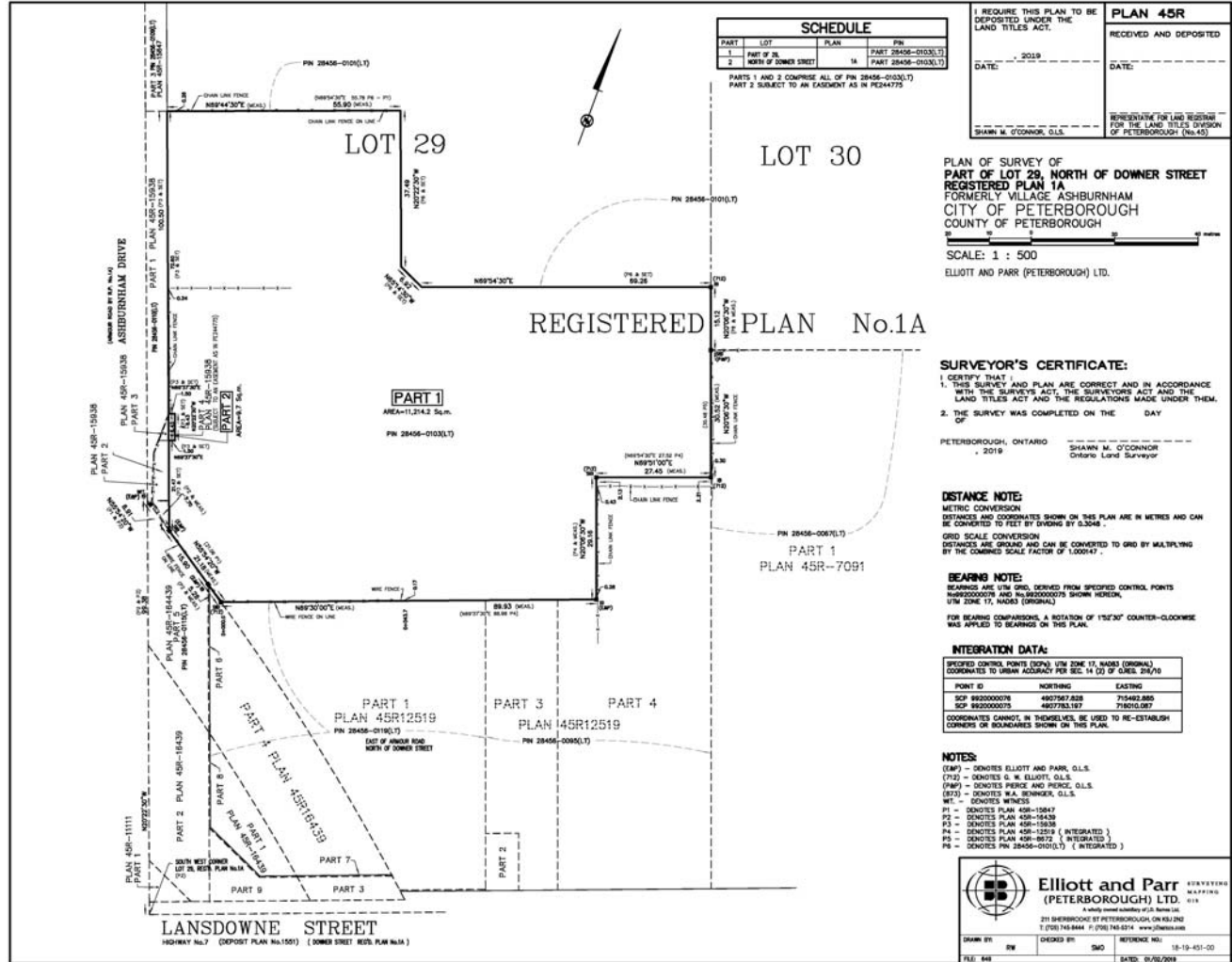
Dave Haacke
Sales Representative

207 Simcoe Street
Peterborough ON K9H 2H6



Phone: 705-749-1602
Toll Free: 1-800-461-6419

Fax: 705-749-1620
dhaacke@dnsrealestate.ca



**City Open to Redevelopment
Commercial, Residential or Mixed
With Approved Site Plan**



Cross Property Client Full

1828 ASHBURNHAM DRIVE

Land/ Commercial/ For Sale

Price:

Peterborough, ON K9L 1P9

Active

\$2,450,000.00

City of Peterborough/ Peterborough East/ 4 South



MLS@#: 273581
 List Date: **13-Jul-2020**
 Sq Ft Finished
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **329.72**
 Road Access Fee:
 Access: **Municipal road**
 Driveway Spaces/Type: // **Gravel**
 Waterfront: **No**
 Leased Land Fee:
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished
 Recreational: **No**
 Year Built/Desc: /
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/ 2.77**
 WF Exposure:

Public Remarks: **Great Development Opportunity! 2.7 Acres of vacant land ready to be built on. City is open to all options, Commercial, Residential or mixed, with approved site plan. Site environmentally clear with a record of site condition being issued in the next month. Phase I & II available.**

Directions: **Just north of Lansdowne St E on the East side**

Interior Features
 Exterior Features

Lot Shape: **Irregular** Lot Irregularities:
 Restrictions: **None** FH Common Fee:
 Services: **At Lot Line-Municipal Sewer, At Lot Line-Municipal Water, Electricity**
 Topography: **Level** Alternative Power:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Site Influences: **Shopping Nearby**

Inclusions/Exclusions

Exclusions: **None**

Land

Total: ACREAGE **2.77** Rented:
 Clear: Tiled-System: Soil Test/Date: /
 Draft Plan of Subdivision: **No** Site Plan of Approval: **No** Development Charges: **Yes**
 Official Plan: **City is open to Options**

Tax Information

Roll#: **151404012006600** Local Improve Fee/Comments /
 Pin#: **284560103** Zoning: **C-4** Taxes/Year: **\$38,601/ 2020**
 Assessment \$/Year: **\$1,236,000/2020** Survey/Year: **Yes 2019** Survey Type: **Available**
 Legal Description: **PT. LOT 29 N OF DOWNER STREET PLAN 1A, VILLAGE OF ASHBURNHAM AS IN R113300 & R154931, SAVE & EXCEPT PTS. 1, 2, 3, ON 45R-15938 SUBJECT TO AN EASEMENT OVER PT 4, 45R15938 AS IN PE244775 CITY OF PETERBOROUGH**

DNS Real Estate Limited Brokerage

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



COMMERCIAL DISTRICT 4 (C.4)

PERMITTED USES

16.1 No person shall within any C.4 District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) a service station
- (b) an animal hospital or office of a veterinarian
- (c) a car wash
- (d) a church
- (e) a place of assembly
- (f) a restaurant
- (g) a hotel
- (h) a parking lot or parking garage
- (i) a taxi stand
- (j) a dry-cleaning establishment - Class 2
- (k) a funeral parlour
- (l) a retail establishment for the sale of;
 - i) building products and contractor supplies
 - ii) farm equipment
 - iii) farm supplies, grain and feed
 - iv) motor vehicles
 - v) motor vehicle parts
 - vi) boats, trailers, travel trailers and mobile homes
- (m) a nursery or greenhouse
- (n) a public garage
- (o) an auto body repair establishment
- (p) a muffler, auto glass, or other motor vehicle repair establishment
- (q) a rental establishment
- (r) a repair shop
- (s) a miniature golf course
- (t) a place of amusement

REGULATIONS

16.2 No person shall within any C.4 District use any land or erect, alter or use any building or part thereof for any purpose of a service station unless the provisions of section 14.2 are complied with.

16.3 No person shall within any C.4 District use any land or erect, alter or use any building or part thereof for a purpose other than a service station except in accordance with the following regulations;

Type	Requirement
a) minimum lot width	30 metres
b) minimum lot depth	46 metres
c) minimum building setback - side or rear lot line	9 metres or the height of the building, whichever is the greater
d) maximum building coverage	40%
e) maximum building height	18 metres
f) landscaped open space including a planting strip, having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district	
g) landscaped open space of a minimum width of 1.5	



Assessment Information

ARN
151404012006600

Phased-In Value

\$1,236,000
2020 Tax Year

Assessed Value

\$1,236,000
Based on Jan 1, 2016

Property Details

GeoWarehouse Address:

1828 ASHBURNHAM DRIVE
PETERBOROUGH

PIN: 284560103

Land Registry Office: PETERBOROUGH (45)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold

Frontage: 329.72 ft **Description:** Vacant commercial land
Depth: N/A **Property Code:** 105



Lot Size

Area: 118036.93 sq.ft

Perimeter: 1578.08 ft

Measurements: 149.11ft x 82.35ft x 90.31ft x 149.57ft x 227.3ft
x 22.69ft x 133.86ft x 183.03ft x 329.58ft x 68.94ft

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.

