

Rockwell  
COMMERCIAL

PARK STREET S

ROMAINE STREET

FOR  
SALE

VACANT  
INDUSTRIAL LAND

465

ROMAINE STREET

PETERBOROUGH, ON

# PROPERTY OVERVIEW

## LOCATION OVERVIEW

The property is located at the northwest corner of the Romaine Street and Park Street intersection. Park Street is a North/South arterial road, which is a link between Lansdowne Street and the downtown core. The immediate neighborhood to the north, east, and west is residential, with commercial to the south, including a power center with big box store formats – such as Michael's, Fit 4 less, Petsmart, Staples, The Home Depot and the Beer Store.

## DEVELOPMENT CONTEXT

The subject property is currently zoned as M3. 2 – Enhanced Service Industrial, but is designated as both Residential City & Industrial City under the current Official Plan. Under the current draft of the new Official Plan the proposed designated use for this property is 'Major Mixed-Use Corridor' which has a broad range of commercial and residential uses.

## LOCATION OVERVIEW

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

**DOWNTOWN  
PETERBOROUGH**

### PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	465 ROMAINE STREET PETERBOROUGH, ON K9J 2C8
<b>SITE AREA</b>	1.612+/- ACRES
<b>FRONTAGE</b>	151' ON ROMAINE STREET 100.16' ON PARK STREET
<b>PIN</b>	280790033
<b>LEGAL DESCRIPTION</b>	LTS 7 TO 12, 19, 20 PL 97 PETERBOROUGH; PT LTS 13 TO 15, 18 PL 97 PETERBOROUGH, 1 FT RES PL 97 PETERBOROUGH AS CLOSED BY JUDGE'S ORDER M20759; ASH STREET PL 97 PETERBOROUGH AS CLOSED BY JUDGE'S ORDER M20759, PT 2 45R1581 ; PETERBOROUGH
<b>ZONING</b>	M3.2 ENHANCED SERVICE INDUSTRIAL
<b>OFFICIAL PLAN</b>	RESIDENTIAL CITY & INDUSTRIAL CITY
<b>TAXES</b>	\$5,601.37 (2020 FINAL)

ASKING PRICE:

**\$565,000**

465 ROMAINE STREET | PETERBOROUGH, ON





## OFFERING PROCESS

The Vendor, Imperial Oil Limited (“Imperial”) will consider the submission of Expressions of Interest (“EOI”) on Imperial’s standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor’s Exclusive Agent, Cushman and Wakefield.

EOI’s are to be delivered to: **ROCKWELL COMMERCIAL REAL ESTATE, BROKERAGE  
C/O SCOTT BOTTING & PETER KOSTOGIANNIS**

All inquiries regarding the property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

### FOR MORE INFORMATION CONTACT:

#### **PETER KOSTOGIANNIS**

Broker of Record/President

613-542-2724 ext. 24

[peter.kostogiannis@rockwellcre.com](mailto:peter.kostogiannis@rockwellcre.com)

#### **SCOTT BOTTING, B.COMM**

Broker

613-542-2724 ext. 24

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COMMERCIAL

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