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**GRANT GIBSON**  
REAL ESTATE  
AGENT



## Property Client Full

197 Hunter Street W, Peterborough, Ontario K9H 2L1

Listing

**197 Hunter St W Peterborough**

**Active / Commercial / Investment**

MLS®#: **X12304462**

List Price: **\$1,499,000/For Sale**

**New Listing**

### Peterborough/Peterborough Central/3 North



Tax Amt/Yr: **\$11,629.00/2025/Ar** Transaction: **Sale**  
SPIS: **No** DOM **1**  
Legal Desc: **Pt Lt 5 S of Hunter St and W of George St Peterborough, as in R345549**

Category: **Retail** Use:  
Link: Holdover **180**  
Freestanding: **Yes** Franchise:  
Occupant: **Tenant** Possession: **Flexible**

Zoning: **C6 Commercial**  
Dir/Cross St: **George St.**

PIN #: **281030084**  
Possession: **Flexible**

ARN #: **151404005012200**  
Possession Date:

Contact After Exp: **No**

Total Area: **7,000.00 Square Feet**  
Apx Age: **100+**  
Heat: **Gas Hot Water**  
Sprinklers: **No Sprinklers**  
Property Feat: **Public Transit**

Lot/Bldg/Unit/Dim: **Lot 70 x 119Feet**  
Water: **Municipal**  
Garage Type: **None**

Out Storage: **Yes**  
Basement: **Yes**  
Elevator: **No**  
Area Infl: **Public Transit**

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Excellent investment opportunity awaits with this 7-unit commercial building located in a prime, sought after location, downtown Peterborough in the cafe district. Featuring 7,000 square feet, with 2 commercial spaces and 5 separate apartments. On site parking for 6 cars, and it has excellent C-6 zoning that allows for many uses. Potential gross income of \$181,000.**

Listing Contracted With: **RE/MAX HALLMARK EASTERN REALTY 800-561-6383**

Prepared By: **GRANT GIBSON, REALTOR Salesperson**

Date Prepared: **07/24/2025**

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