

**514/516 Aylmer St, Peterborough**

**For Sale**

**Rare Investment Opportunity**

**Fully Vacant**



Sales Representative

245 Wycroft Rd., Oakville, ON L6K 3Y6

**KW SIGNATURE**  
KELLER WILLIAMS, SIGNATURE REALTY  
BRANCHES: INDEPENDENTLY OWNED AND OPERATED

**Nick Humeniuk**

905-510-4247

[nick.humeniuk@kw.com](mailto:nick.humeniuk@kw.com)



# PROPERTY HIGHLIGHTS

514/516 Aylmer St,  
Peterborough

Offered at \$ 999,900

Endless Potential, Bring Your Vision!



## Incredible Investment Opportunity!

### Fully Vacant and Ready to Build

**Style:** 2-Storey Walk-Up

**Construction:** Wood Frame & Brick

Multi-Unit or Rooming House

4 Parking Spaces

Central Peterborough

AGSF: 3608

Lot: 44' x 97'

An exceptional opportunity for investors, developers or builders! This R4-zoned property is completely VACANT, with demolition work already complete situated in a very strong rental market. The heavy lifting has been taken care of, leaving you with a clean slate and endless possibilities for value creation.

With strong income and ARV projections, the potential here is remarkable. Finish it easily as a high-yield rooming house or fourplex, complete a full multi-unit conversion, sever into two separate properties or start fresh with a brand-new build, the choice is yours. The location couldn't be better, in the heart of a high-growth city, steps to Peterborough Regional Health Centre and minutes from Fleming College, Trent University, Hwy 115, the planned GO Transit link, and the future 407 expansion.

Opportunities like this, fully vacant, demo complete and in a rapidly growing market do not come around often. Bring your vision, execute your plan and unlock the full potential of this rare investment gem!

## Flexible High-Yield Investment Options!

Rooming House

Student Rental

Fourplex

Multi-Unit Conversion

Sever to Two Properties

Build New

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# FLEXIBLE INVESTMENT OPTIONS

This property is fully vacant, with extensive renovation prep work already completed. The heavy lifting has already been completed, providing a blank slate in a very strong rental market with endless possibilities for value creation!

## The Choice Is Yours!

### Rooming House or Student Rental

With the current layout, the property can be very easily finished as a high-yield rooming house or student rental. Given the convenient downtown location, with easy access to the Hospital, Colleges & Universities, public transit and daily amenities, this would be an ideal choice for students and young professionals.

### Fourplex

The property was originally a fourplex and can be very easily finished as a high-yield Fourplex. With four large desirable units featuring beautiful exposed brick and high ceilings, commanding top market rents!

### Multi-Unit Conversion

Given the desirable R4 zoning and large floor plans, this property is well-suited for a full multi-unit conversion. With ample room and zoning flexibility for up to 10 units, with very strong projected income and after repair value!

### Sever to Two Properties

With the side-by-side design, this property has the unique potential to be severed into two properties. Giving the investor the possibility to sell off one half to recoup capital or for added development potential!

### Build New

The large lot size, flexible zoning and strong rental market, also present the opportunity to tear down and build new. Allowing you to design your cash flowing investment of choice!

### Separate Entrance Basement & Attic

This property also features a spacious basement with a separate entrance, as well as, a large attic. These space provide an easy opportunity for added units, additional living space or common amenity space!

For illustration purposes, to highlight the possibilities, the buyer or the buyer's representative to do their own due diligence regarding each of the options. Seller and their representatives make no guarantees.

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# AREA OVERVIEW

## Why invest in Peterborough?

**Strategic Growth Hub:** Peterborough is one of Ontario's fastest-growing mid-sized cities, with population projections expecting over 125,000 residents by 2041. Its mix of urban convenience and natural surroundings continues to attract families, retirees, and remote professionals seeking a more affordable lifestyle outside the GTA.

**Major Infrastructure Expansion:** The city connects directly to the Greater Toronto Area via Highway 115 and is within reach of the expanding Highway 407, improving commuter access and logistics. The planned return of GO Transit rail service will further enhance accessibility and long-term investment appeal.

**Healthcare and Education Anchors:** Peterborough Regional Health Centre is one of the city's largest employers and plays a key role in supporting economic stability. Fleming College and Trent University also contribute to job growth and drive strong, consistent demand for rental housing.

### Affordable Market Entry

Peterborough offers lower land and housing costs compared to nearby urban centres, making it an attractive entry point for investors seeking appreciation potential and stronger cash flow on multi-unit residential properties.

**Supportive Development Climate:** With growing demand for new housing and a municipal focus on infill and intensification, Peterborough supports small- to mid-scale residential developments. The city continues to streamline zoning and permit processes to encourage more housing supply.

**Lifestyle Appeal and Talent Retention:** Located between cottage country and the GTA, Peterborough offers a unique lifestyle with urban amenities, waterfront access, scenic trails, and a vibrant arts and culture scene. This helps retain local talent and attract new residents from across the province.



All details concerning the subject property, as well as those related to sold, available, or expired properties, are sourced from what are believed to be reliable sources. However, there is no assurance or guarantee of their accuracy, and the information is offered with the understanding that errors or omissions may exist.

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# PLANNING & MEDIA

## RESIDENTIAL DISTRICT 4 (R.4)

### PERMITTED USES

10.1 No person shall within an R.4 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling
- (f) A Lodging House  
(25-061)

### REGULATIONS

10.2 No person shall within an R.4 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per building	16



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# FLOOR PLANS

## 514 Aylmer St N, Peterborough, ON

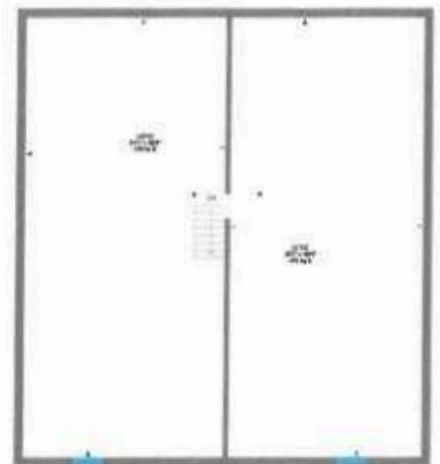
Main Building: Total Exterior Area Above Grade 3608.46 sq ft



Main Floor  
Exterior Area 1684.97 sq ft



2nd Floor  
Exterior Area 1711.02 sq ft



Attic  
Exterior Area 202.47 sq ft

0 6 12  
ft

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: Jul 2021

iGUIDE

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Main Floor Total Exterior Area 1004.07 sq ft  
Total Interior Area 1520.00 sq ft



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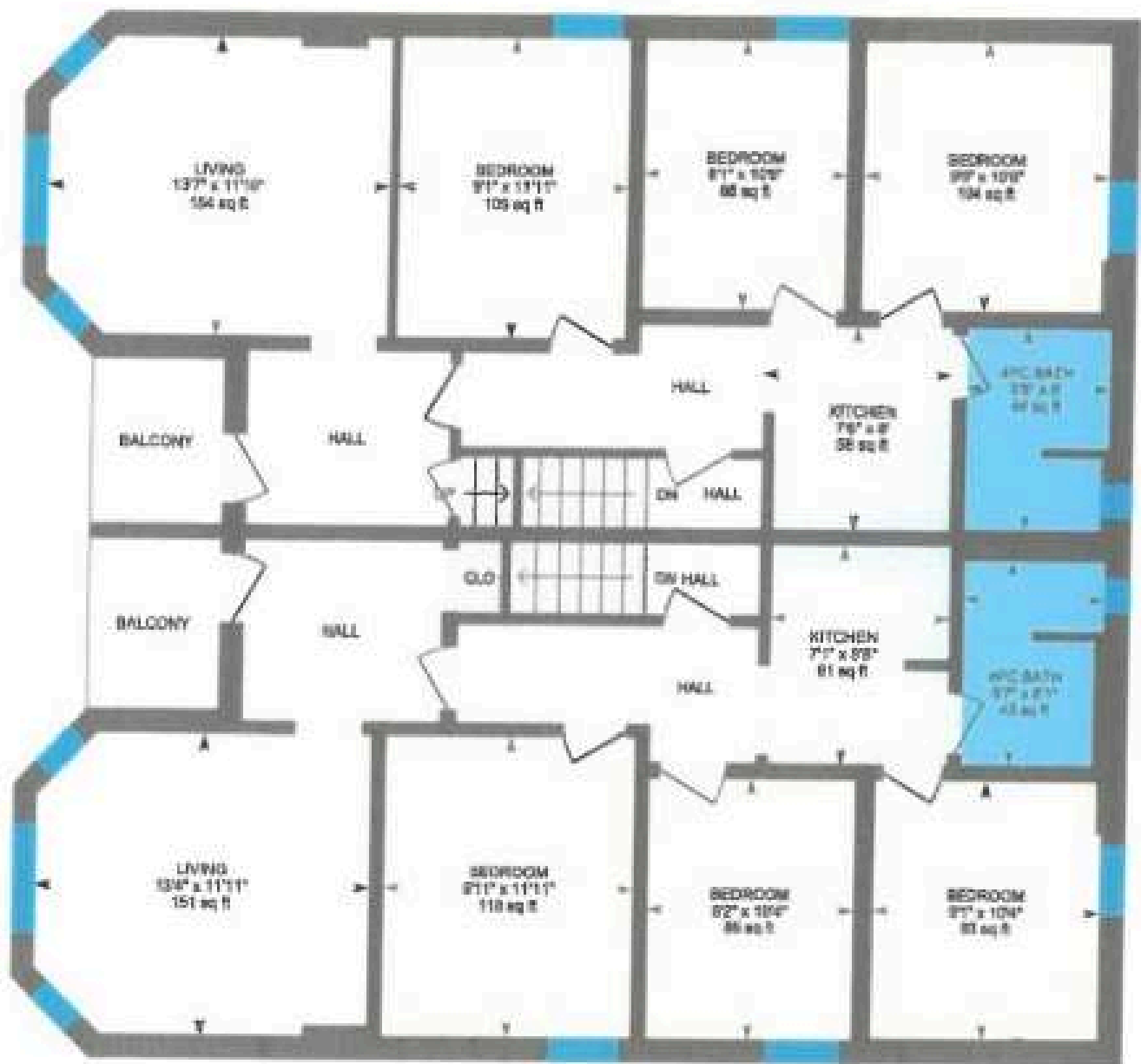
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# FLOOR PLANS

2nd Floor Total Exterior Area 1711.02 sq ft  
Total Interior Area 1535.56 sq ft



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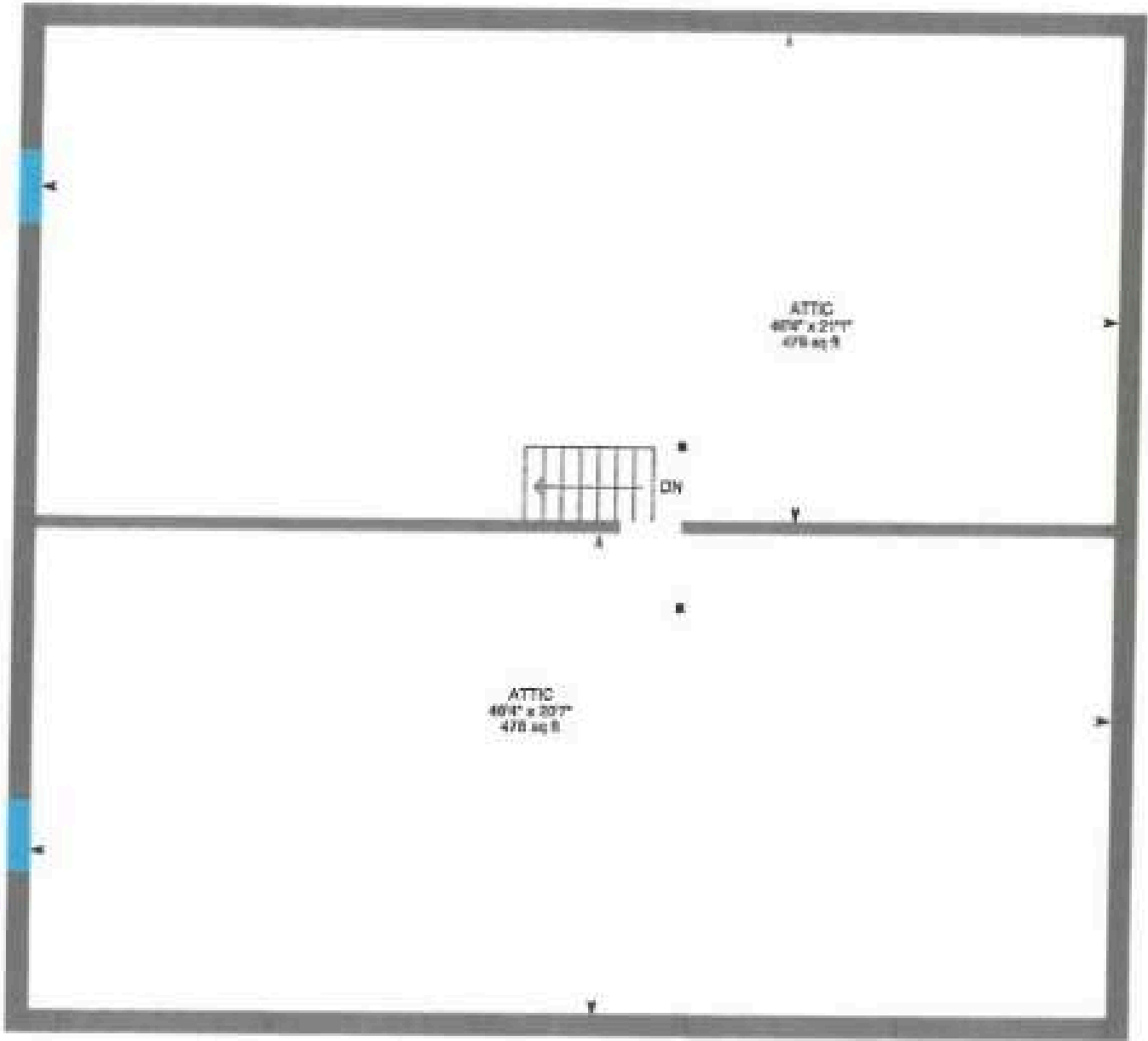
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Attic Total Exterior Area 202.47 sq ft  
Total Interior Area 24.33 sq ft



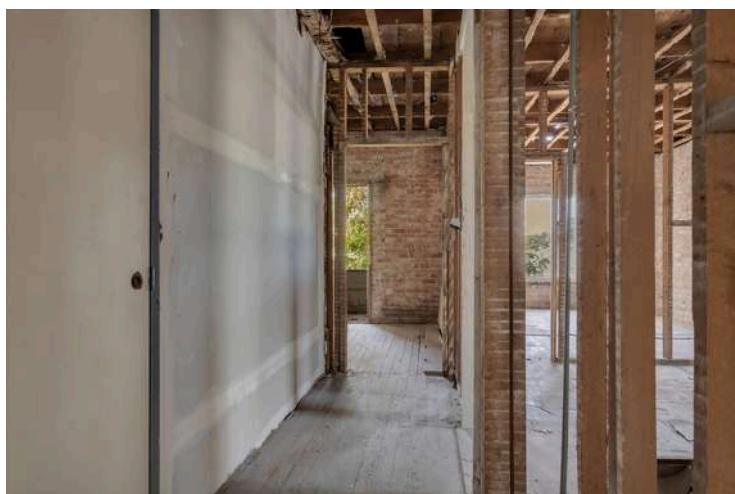
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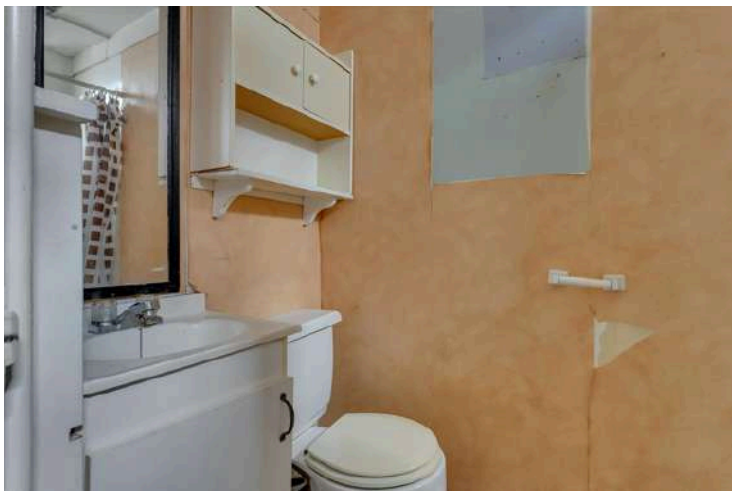
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## Large Attic and Separate Entrance Basement!



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