

FOR SALE



Hilliard STREET

PETERBOROUGH | ON

List Price: \$10,250,000

43 Three-bedroom townhouse units,
located in the thriving city of Peterborough



Colliers



Executive Summary

Colliers is pleased to present the opportunity to acquire 1100 Hilliard Street, a low-density, townhome-style multifamily asset located in the thriving city of Peterborough, Ontario. Comprising 43 three-bedroom townhouse units situated on 3.2 acres of land, this property offers a rare combination of scale, suite size, and long-term redevelopment potential.

All townhomes are generously sized and feature private backyards, in-suite laundry, and individual entrances, catering to families. With a projected Year 1 Net Operating Income of \$524,251 and an estimated 75% upside in rental income, the asset is ideally suited for value-add investors seeking both immediate cash flow and long-term growth.

Positioned adjacent to a retail plaza and directly serviced by a bus stop on Hilliard Street, the property benefits from strong connectivity and convenience for tenants. Utilities are paid directly by tenants, offering operational efficiency and minimized landlord expenses.

1100 Hilliard Street

Situated on a spacious 3.2-acre site in Peterborough’s north end, 1100 Hilliard Street is a low-density multifamily complex offering 43 well-designed townhouse units. The property’s layout, suite size, and site features appeal to family-oriented tenants and present a compelling long-term investment.

Address	1100 Hilliard Street, Peterborough
Property Type	Townhouses
Number of Levels	2-Storeys
Number of Units	43
Year Built	1975
Suite Mix	All Townhouses are 3-Bedroom Units
Site Area	3.2 Acres



Investment Highlights

STRONG IN-PLACE CASH FLOW

The property generates a projected Year 1 Net Operating Income of \$524,251, providing immediate income while leaving substantial room for growth.

LARGE UNIT SIZES

Each townhouse spans approximately 1,575 sq. ft. across three levels, offering significantly more living space than typical apartment units in the market.

SIGNIFICANT VALUE-ADD POTENTIAL

With in-place rents significantly below market, investors have the opportunity to capture an estimated 75% upside through turnover and targeted renovations.

TENANT-PAID UTILITIES

All utilities are paid directly by tenants, reducing operational costs and simplifying property management.

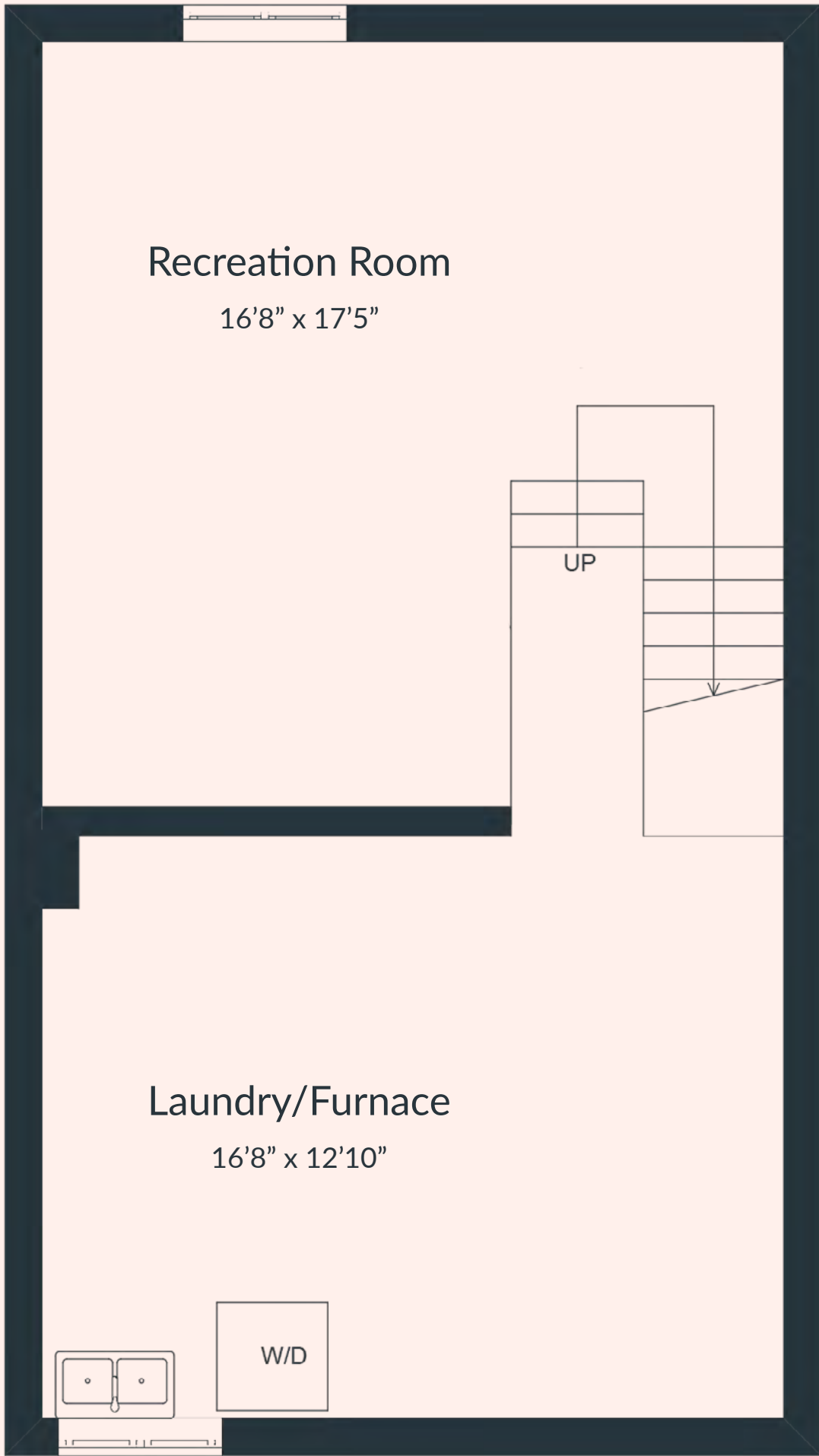
TRANSIT AND RETAIL ACCESS

A bus stop directly outside the property and an adjacent plaza (with Dollarama, fast food, and essential services) enhance tenant convenience and rental appeal.

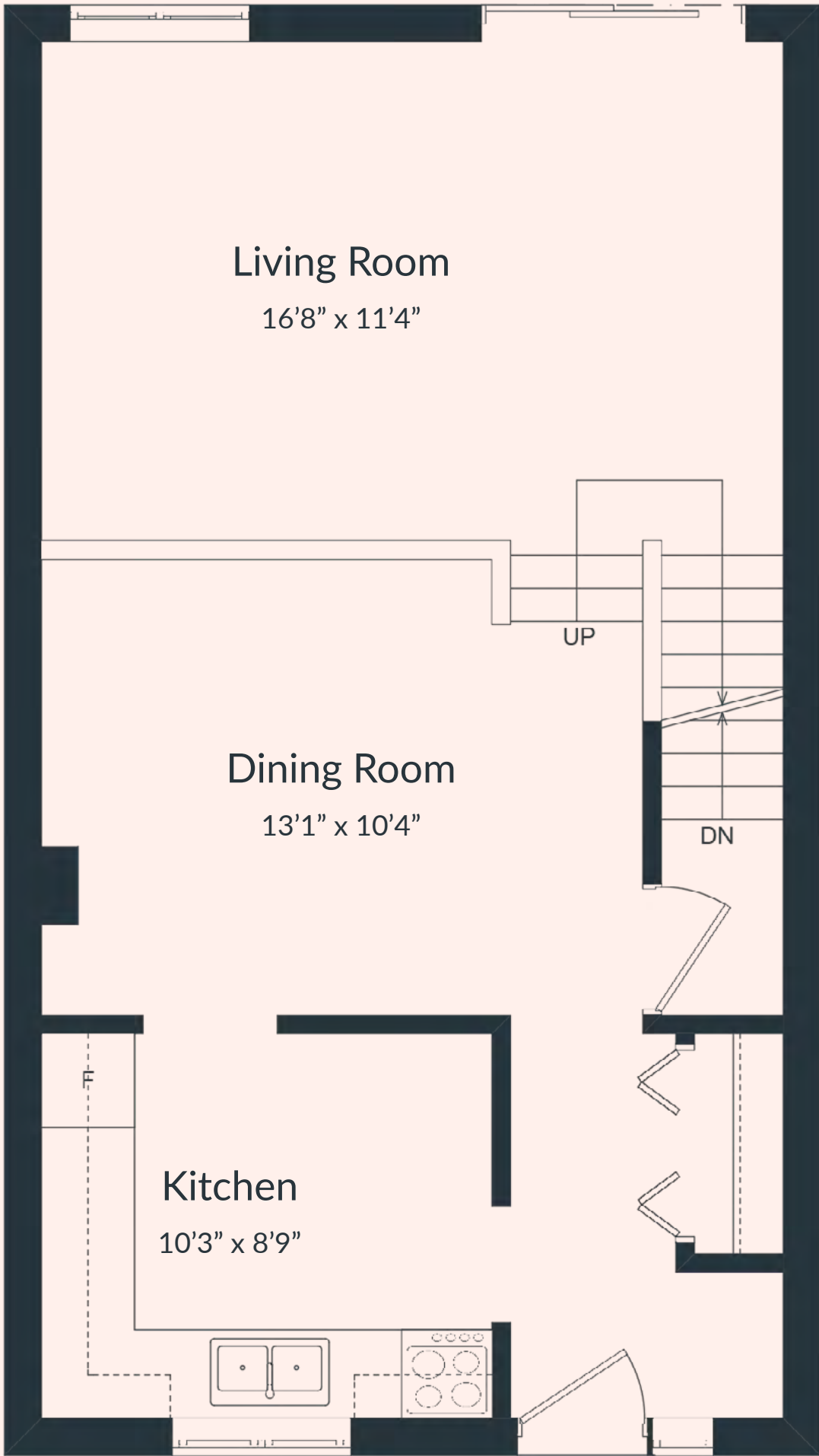


Property Floorplans

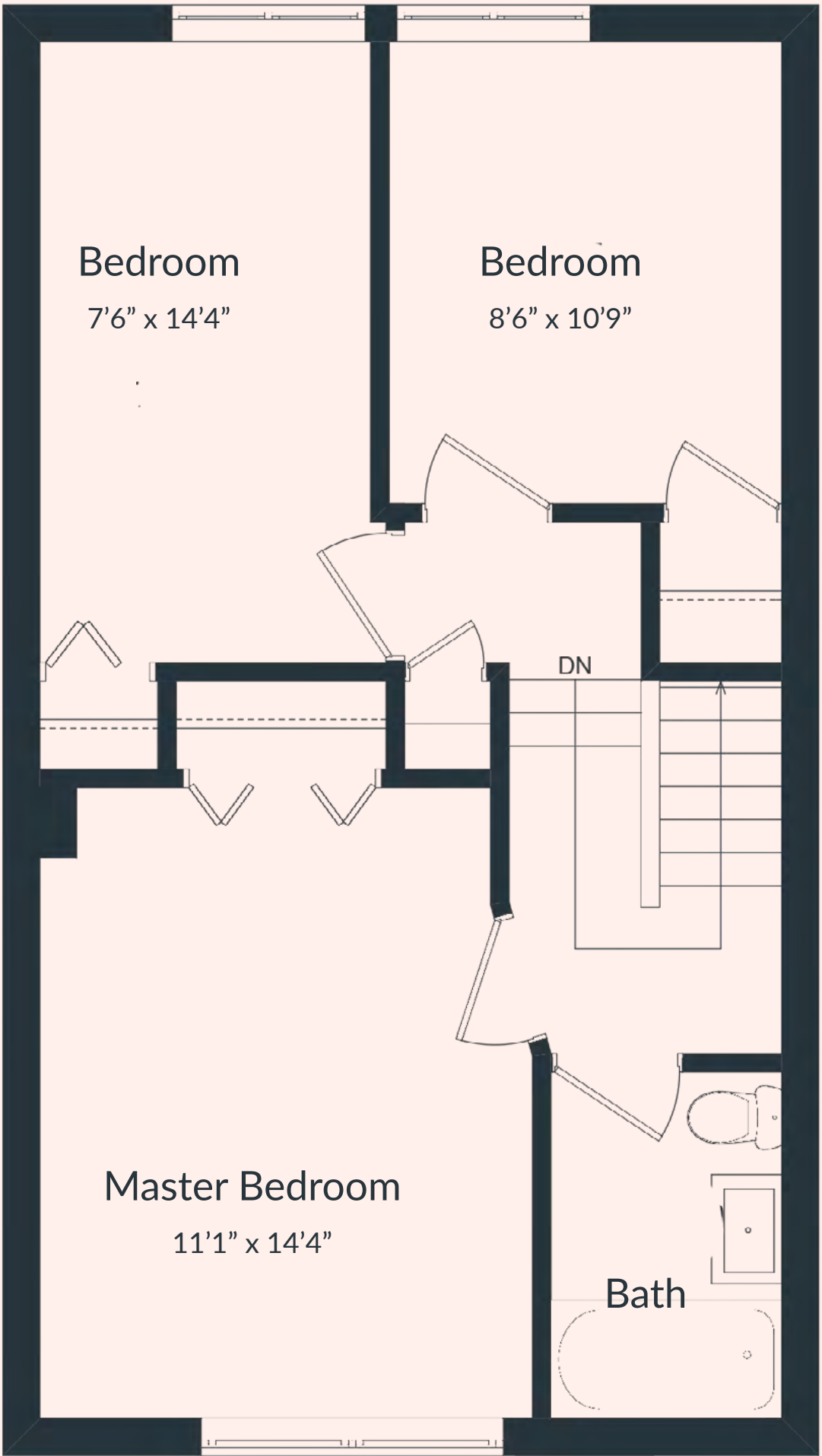
OPTION 1



LOWER



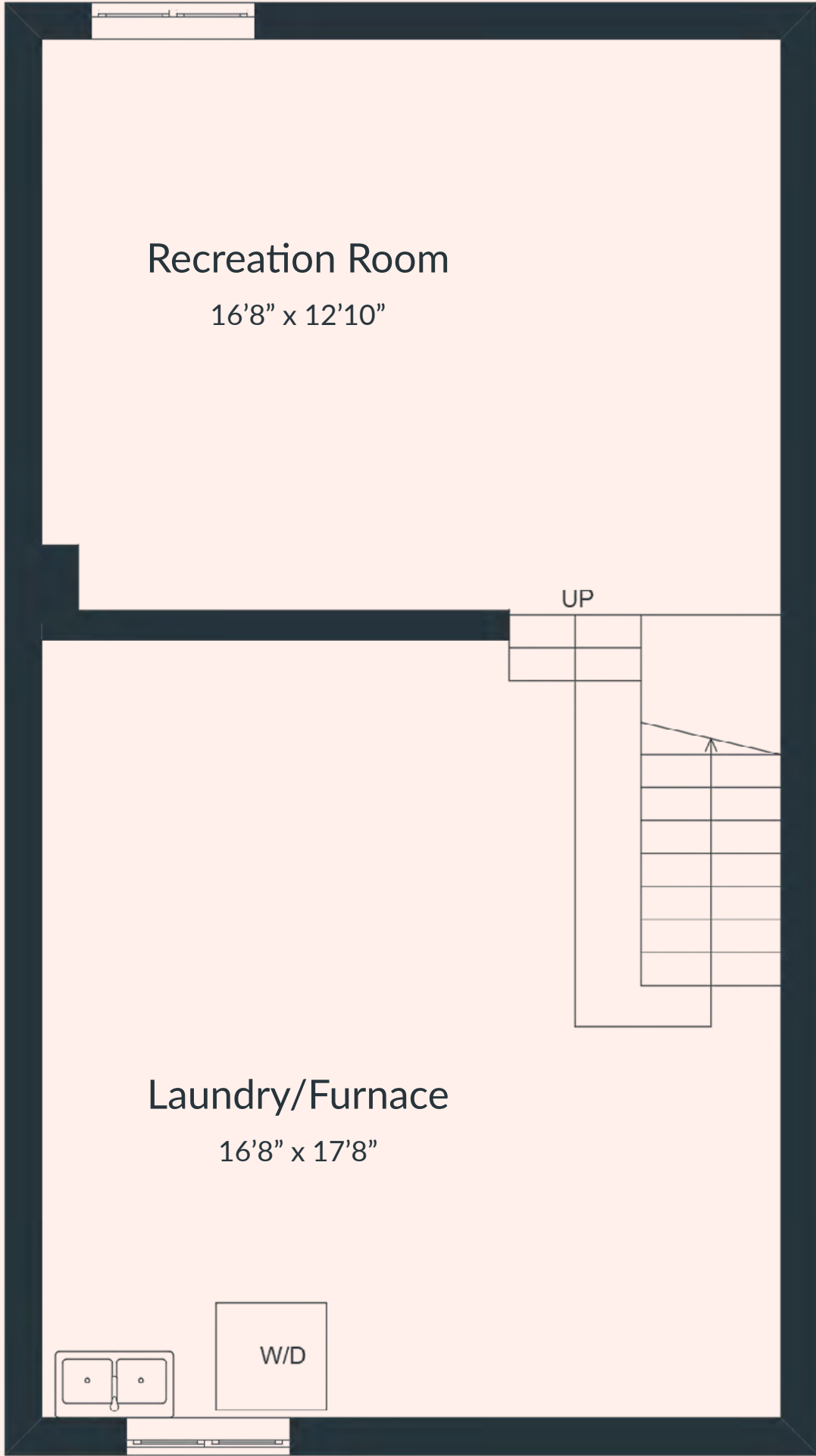
MAIN



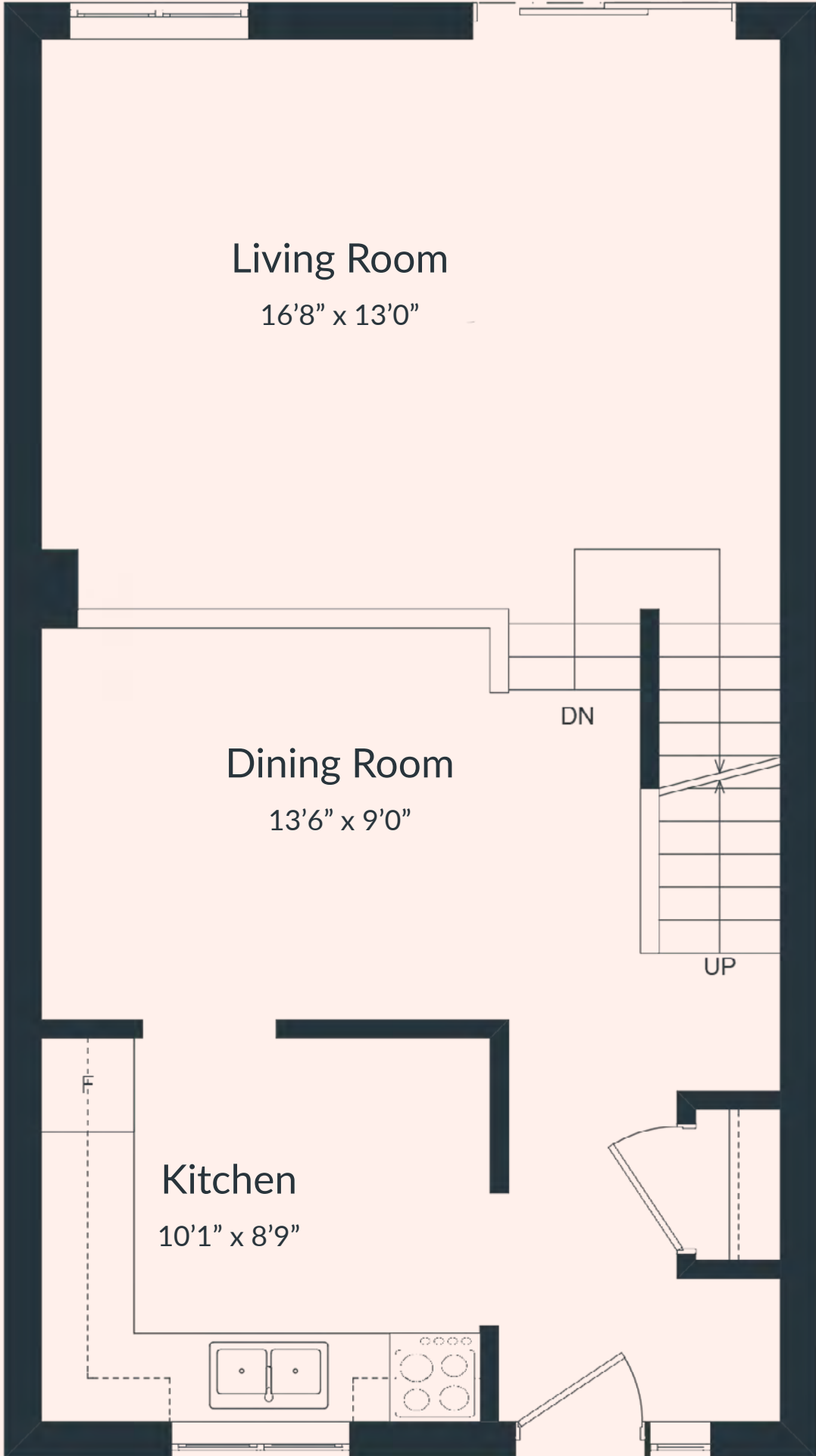
THIRD

Property Floorplans

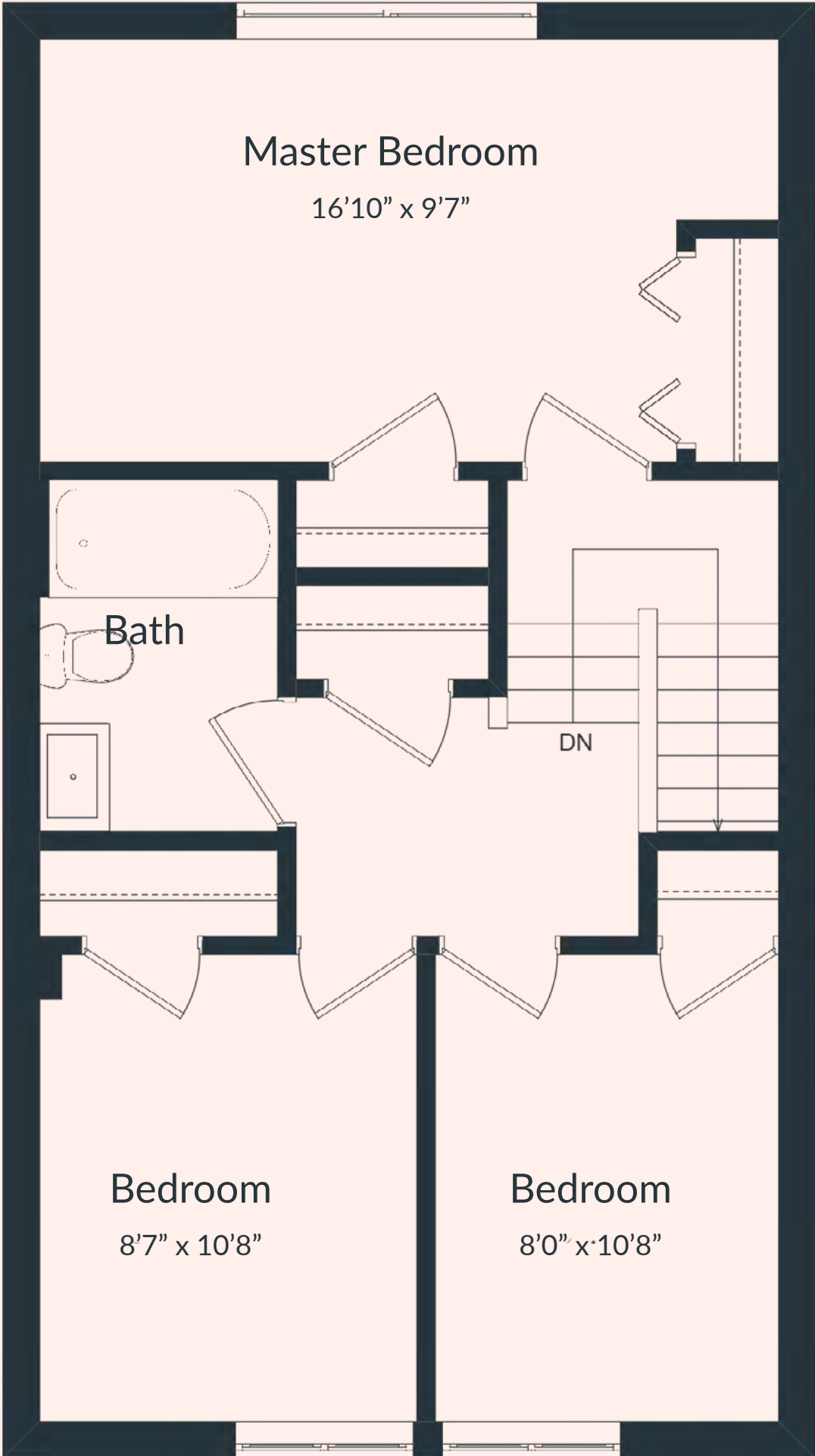
OPTION 2



LOWER



MAIN



THIRD

Gallery

EXTERIOR



Gallery

INTERIOR



About the Area

PETERBOROUGH | ON

1100 Hilliard Street is a quiet, family-friendly neighbourhood in northern Peterborough, Ontario, known for its suburban charm, mature trees, and strong sense of community. Primarily residential, the area features well-kept single-family homes and is close to parks, schools, and shopping amenities along Chemong Road.

This vibrant location offers a wide range of amenities that make it a convenient and comfortable place to live. Residents enjoy access to several nearby parks, including **Franklin and Hilliard Park**, **Barnardo Park**, and the popular **Riverview Park & Zoo**, which features animal exhibits, picnic areas, and family-friendly attractions. The neighbourhood is well-served by shopping and dining options along Chemong Road, and a variety of fast-food restaurants adding to the area's retail convenience.

Property is surrounded by well-connected by major roadways, including **Hilliard Street** and **Chemong Road**, providing easy access to downtown Peterborough and Highway 115 for commuters. Public transit is available through Peterborough Transit, offering bus routes that connect the neighbourhood to the wider city.



105,639

Population



\$106,876

Average Household
Income



40

Median Age



52,209

Employment Rate



90.7%

Workforce Population

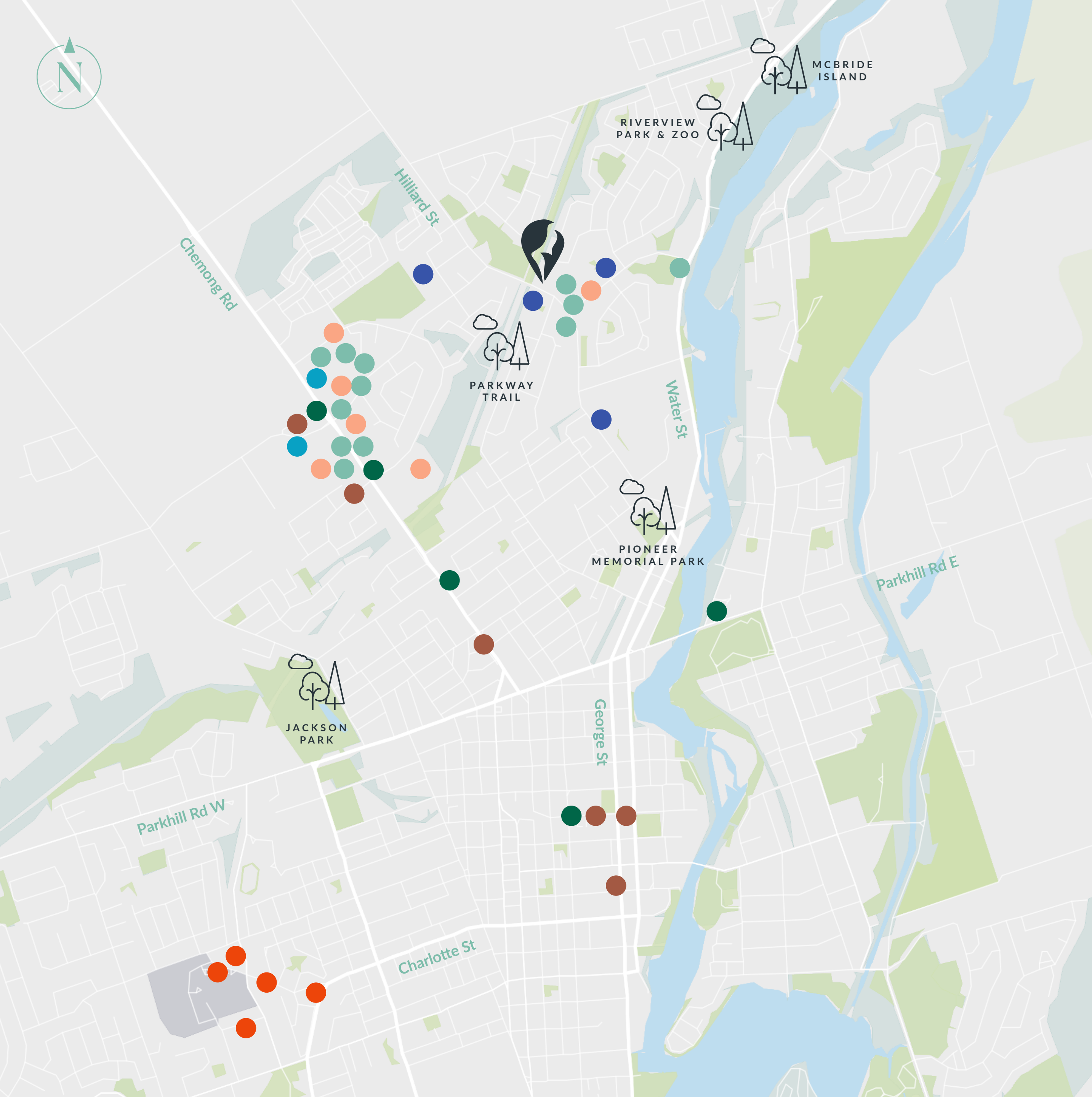


73

Bike Score
Very Bikable

2024 RESULTS | 10KM RADIUS

SOURCE COLLIERS | HYDRA 2025



Amenities

Peterborough, Ontario is located in Central Ontario, about 125 km northeast of Toronto, nestled along the Otonabee River and the Trent-Severn Waterway. Its strategic position offers a balance of natural beauty and urban convenience, serving as a gateway between cottage country and the Greater Toronto Area.

 **6 +**
Groceries
& Essentials

 **5 +**
Gas Stations
& Convenience

 **12 +**
Restaurants
& Cafes

 **5**
Hospitals &
Medical Clinics

 **6**
Banks

 **4**
Schools

A Cornerstone of Vibrant Living & Opportunity

P E T E R B O R O U G H | O N

Arts & Entertainment

Peterborough Memorial Centre

Showplace Performance Centre

Market Hall Performing Arts Centre

Canadian Canoe Museum

Lang Pioneer Village Museum

Art Gallery of Peterborough

Festivals & Events

Peterborough Summer Musicfest

Peterborough August Folk Festival

Annual ReFrame Film Festival

Monthly First Friday Art Crawl

Nine Ships 1825 & Peter Robinson Bicentennial

Doors Open Peterborough

Outdoors

Trent University Wildlife Sanctuary

Trans Canada Trail

Warsaw Caves Conservation Area

Petroglyphs Provincial Park

Riverview Park & Zoo

Jackson Park

Transit

DESTINATION

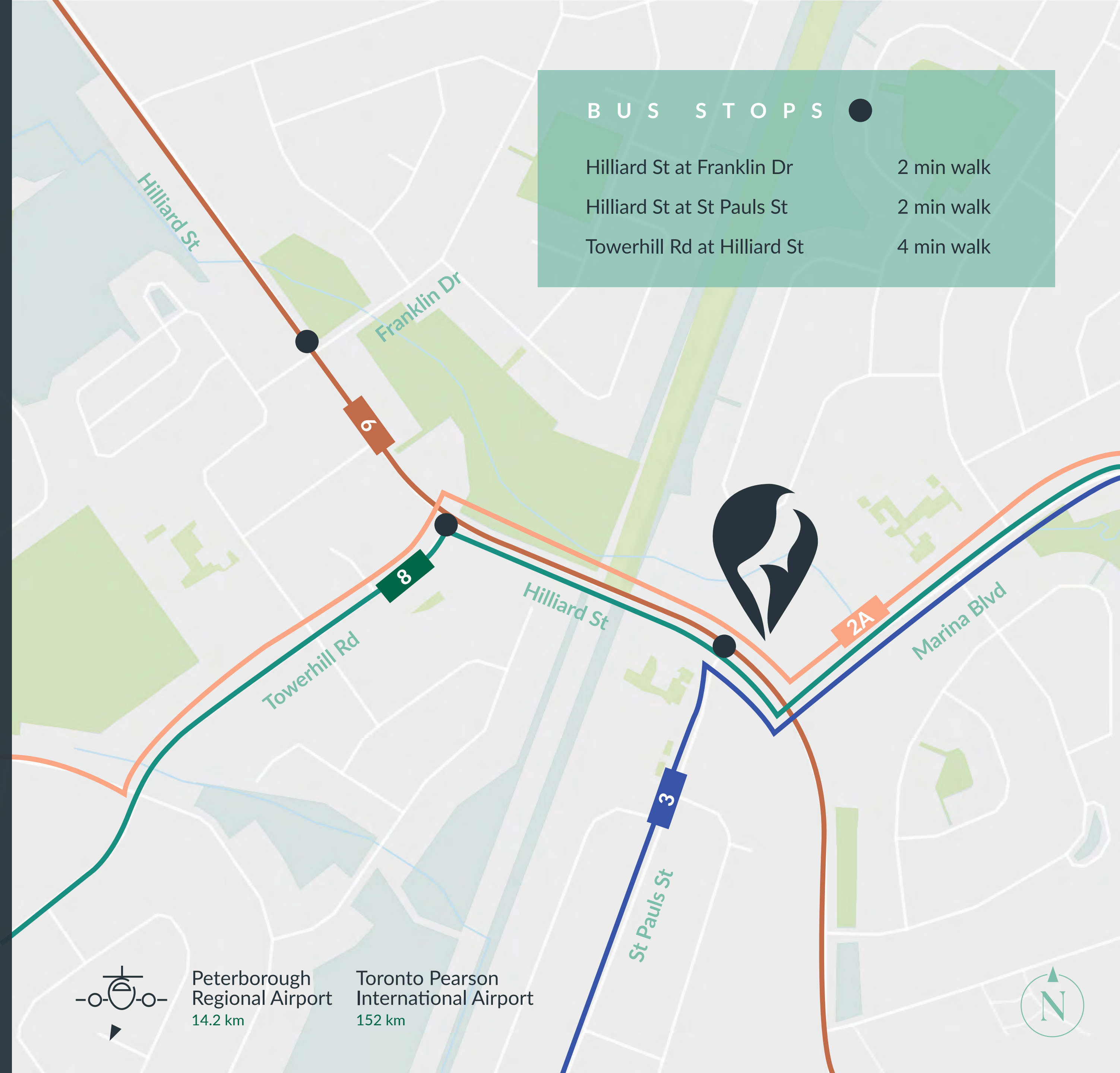
Oshawa	60 min
Toronto	1 hr 51 min

HIGHWAYS

Highway 7A	8 min
Highway 28	9 min
Highway 115	10 min

AIRPORTS

Peterborough Regional Airport	19 min
Toronto Pearson International Airport	1 hr 26 min





Hilliard
STREET

PETERBOROUGH | ON

FOR MORE INFORMATION ABOUT
THIS OFFERING PLEASE CONTACT

Dayma Itamunoala*

Vice President

+1 647 915 3193

dayma.itamunoala@colliers.com

Chris Bertucci*

Multi-Family Advisor

+1 416 620 2359

chris.bertucci@colliers.com

Zoe Prachter*

Transaction Manager

+1 416 816 9041

zoe.prachter@colliers.com

Colliers International

800 - 401 The West Mall

Toronto, ON M9C 5J5

+1 416 777 220



COLLIERSCANADA.COM

*Sales Representative

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