

AVISON
YOUNG

For Sale: 282-288 Romaine St Peterborough



2 Apartment Buildings, 30 units

- Majority 2-bedroom units (73%)
- Well-capitalized, professionally managed with renovated units
- Low Maintenance - no elevators, no underground parking and no balconies

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Property Overview

282 - 288 Romaine St

- Two neighbouring walk up apartment buildings with a total of 30 units
- Approximately 43% renovated units with additional upside
- Proximity to Downtown Peterborough and Little Lake

Existing Building Details

Site Area	31,215 ft ²
Year Built	Circa 1989
Units	1 Bedroom 8 2 Bedroom 22 Total: 30
Hydro	Separately metered
Heating	Electric Baseboard Heating
Hot Water Tank	In-suite 40 Gallon DHW Tanks
Construction	Concrete Block
Parking	33 Surface
Laundry	2 Washers and Dryers
Roof	Sloped asphalt shingles





Property Overview Suite Breakdown

The Property is improved with 30 units, a mixture of 8 one bedrooms and 22 two bedrooms. The average in-place rent is \$1,534 with approximately 30% rental upside.

Type	Units	Avg. Rent	Market Rent	Gap to Market
1 Bedroom	8	\$1,482	\$1,800	\$318
2 Bedroom	22	\$1,553	\$2,049	\$496
Total/Avg	30	\$1,534	\$1,983	\$449



88

Walk Score



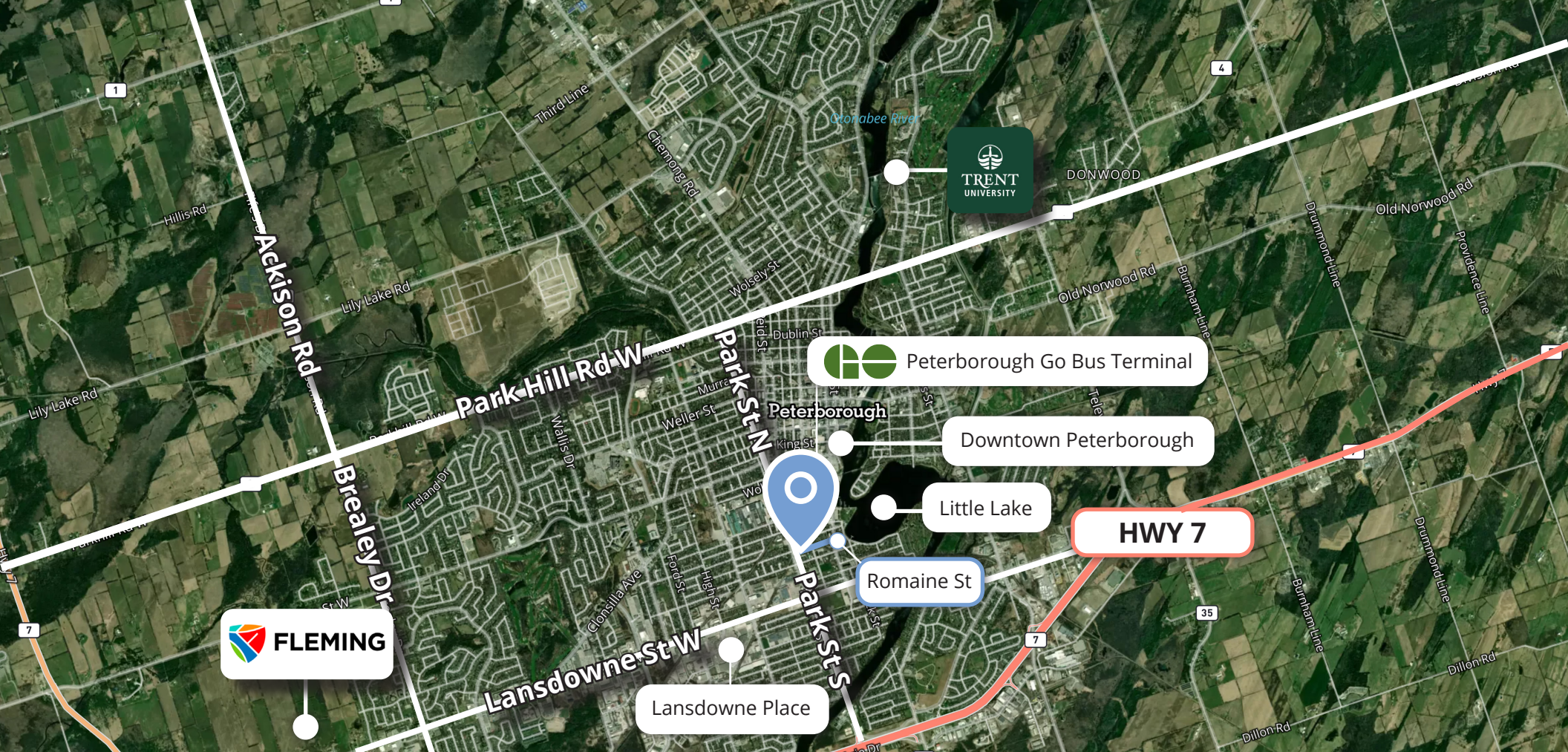
70

Bike Score



1.7km

GO Bus
Terminal



Peterborough



282-288 Romaine Street ("The Property") is located in the south-central neighbourhood of Peterborough at the nearest intersection of Romaine Street and Park Street South. The Property sits in a very walkable area, with a Walk Score of about 88 out of 100. The excellent neighbourhood has access to retail, grocery and many other services including Lansdowne Place and Parkway Centre. Peterborough Transit provides residents regular routes across the city. Just a 7-minutes drive south of The Property, residents can access the Peterborough Bypass (Highway 7) connecting them to major cities like Toronto and Ottawa.

For Sale

282-288 Romaine St, Peterborough

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Offer Process to be announced

For More Information About this Offering:

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