

# For Sale

Freestanding Former Bank Branch Across From Lansdowne Place Mall

830 MONAGHAN ROAD, PETERBOROUGH, ON

**11,774 SF BUILDING WITH 28 PARKING SPACES AT  
PETERBOROUGH'S BEST RETAIL INTERSECTION**



# Property & Building Overview

This freestanding, bank-owned commercial asset is offered fully vacant and in turnkey condition. The property comprises approximately 11,774 square feet over two storeys, situated on a 19,622.59 square foot irregular lot with over 200 feet of frontage on Monaghan Road. The site provides strong exposure, prominent signage opportunities, and multiple access points.

The building is currently configured for up to three tenants, featuring two ground-floor retail units and a full second-floor office component, with the ability to further demising into a strip-plaza format. Approximately 5,887 square feet is allocated to retail use, with a matching 5,887 square feet dedicated to office space.

The lot is well utilized for retail with approximately 28 on-site parking spaces and a wide dual access point driveway. Zoning (SP93) supports a broad range of commercial uses, including retail, professional office, medical, and service operations.

With immediate possession available, flexible layout potential, and strong underlying fundamentals, this property represents a rare opportunity for investors or owner-occupiers seeking long-term value in Peterborough's most established retail pocket.





# Property Details

<b>PIN</b>	280780238
<b>Legal Description</b>	PT PK LT 19 & PT PK LT 20, LT 13, CON 11 NORTH MONAGHAN, AS IN R414892, LESS PT 10 PL 45R12393; PETERBOROUGH
<b>Lot Size</b>	19,622.59 SF
<b>Building Size</b>	11,774 SF
<b>Available Space</b>	Ground Floor: 5,887 SF Second Floor: 5,887 SF Total: 11,774 SF
<b>Parking</b>	Approximately 28 Spaces
<b>Frontage</b>	Over 200 FT on Monaghan Road
<b>Zoning</b>	SP93
<b>Property Taxes</b>	\$58,352.50 (2025)
<b>Asking Price</b>	\$1,999,999

# Floor Plans

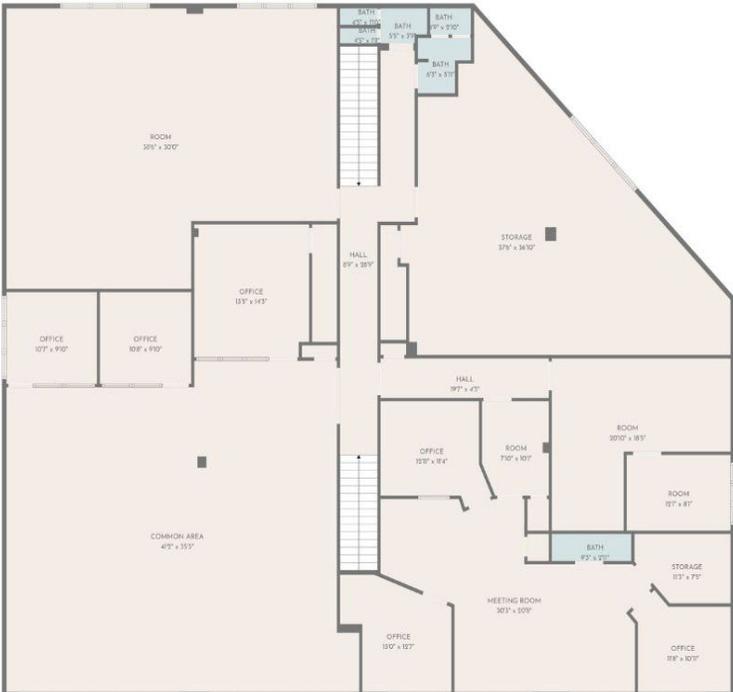
## Ground Floor

5,887 SF



## Second Floor

5,887 SF



# Interior Photos



# Interior Photos



# Location Overview

## DEMOGRAPHICS - 3 KM RADIUS



**41,610**  
TOTAL  
POPULATION



**\$78,019**  
AVERAGE  
HOUSEHOLD  
INCOME



**18,828**  
TOTAL  
HOUSEHOLDS



**44**  
AVGERAGE  
AGE

## LOCAL AREA

- 1 Tim Hortons
- 2 Michaels
- 3 The Home Depot
- 4 Staples
- 5 Sobeys Peterborough
- 6 Circle K
- 7 Value Village
- 8 Chapters
- 9 Costco Wholesale
- 10 Mercedes-Benz Peterborough
- 11 The Hot Tub People
- 12 Fontaine Source for Sports
- 13 City Electric Supply Peterborough
- 14 My Left Breast
- 15 Lansdowne Place Mall
- 16 Goodlife



**LANSDOWNE PLACE MALL**

SEPHORA	planet fitness	DOLLARAMA \$1
ROGERS	Bell	TELUS®
OLD NAVY	BEST BUY	McDonald's
SUBWAY	MINI SO 名創優品	Tim Hortons

# Offering Process

**Terms of Sale:** Cushman & Wakefield ULC, Brokerage (the “Advisor”) has been retained by THE TORONTO-DOMINION BANK (the Vendor”), to offer for sale 830 Monaghan Road, Peterborough ON (the “Property”). Interested Buyers will be required to execute and submit a Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

**Representation & Warranties:** The Advisor makes no representations and/or warranties regarding any aspect of the Property or the information being provided, including but not limited to the size and condition.

**Confidentiality:** By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Vendor and Advisor. This information is provided solely for evaluating a potential purchase of the property.

**Pricing:** The property is priced at \$1,999,999.

**Offers:** To be reviewed as received.

## Contact

Please contact us for more information:

**MICHAEL BETEL\***

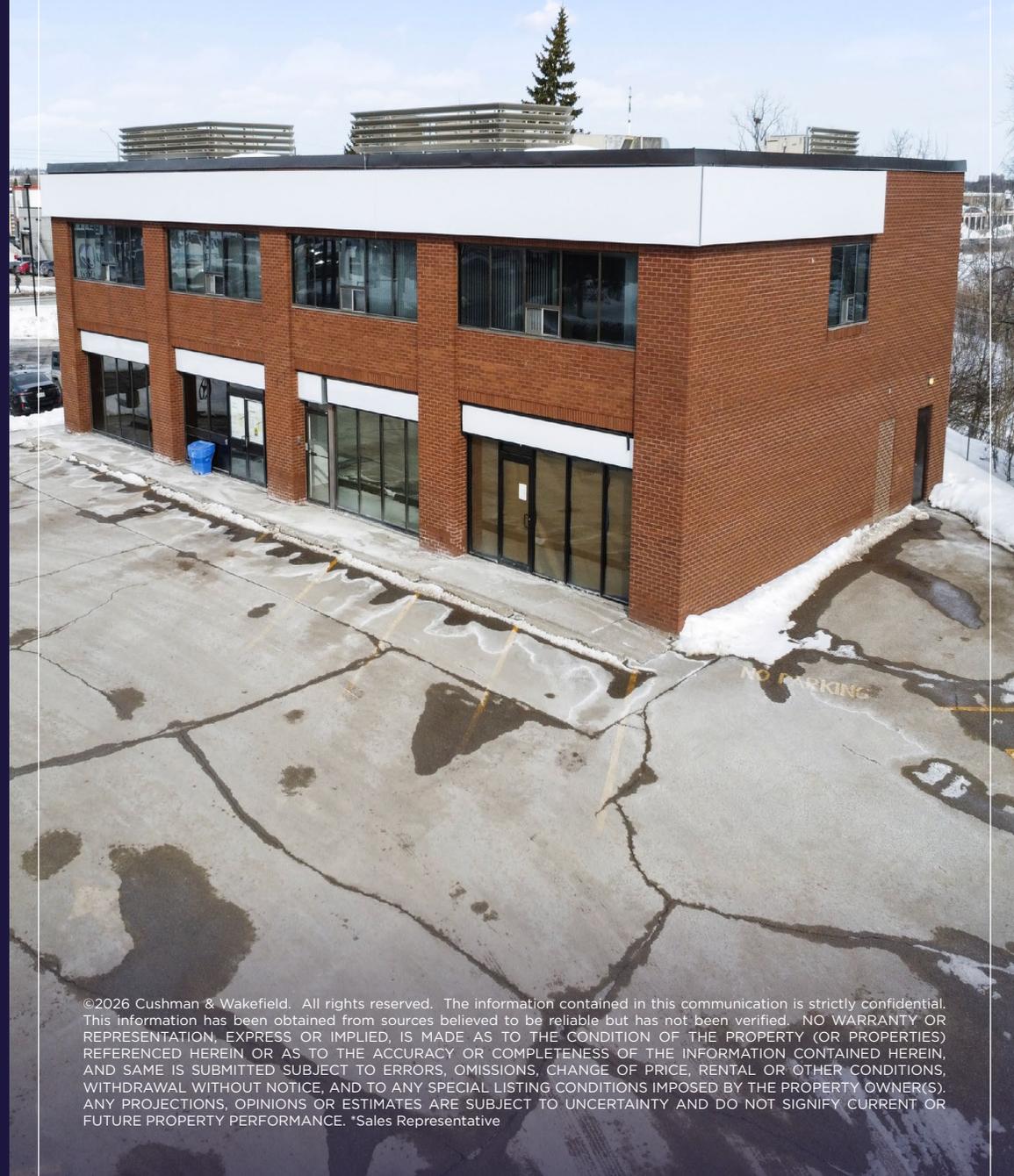
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