

168/172 Brock Street

A mixed use building offered at \$2,400,000.00 by Team vanRahan - Century 21 United



OVERVIEW

This renovated building in Peterborough's downtown is made up of one large commercial space and five residential apartments and has undergone significant updates and upgrades.

The commercial space is 4695 square feet and leased by a medical practice that is three years into a five year lease with a five year extension option with escalating rent. \$11,000.00 per month plus HST.

The residential apartment breakdown is: two 1-bedroom and three 2-bedroom units

The residential units run from numbers 2 to 6. All residential tenants except Apt. 6 pay hydro.

There are twenty private parking spaces

Zoning: C.6



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RECENT WORK COMPLETED

1. The boiler was replaced in October of 2021
2. New heat trace line on the flat roof in 2023
3. New laundry unit in common laundry room in 2024
4. New shower unit in Unit #2 in 2024 (previous one had a cracked floor and was leaking)
5. New dishwasher in Unit #6 in 2024
6. Mould remediation was done in 2024 in the commercial unit below Unit #2 where the shower had been replaced
7. Security cameras were installed around the building in 2019 and there is a security system in the commercial unit. The commercial unit manages them and pays the annual security costs.
8. All brick was repointed where needed in 2022 in response to a letter from the heritage group, which only covers the east side of the building.
9. New soffit box, fascia, eavestrough and downspout were put up on the northeast side of the building in 2023
10. Parging was done in 2023, and will be redone this year by a different company
11. Replaced spalling bricks/tuck pointing gaps in mortar joints/addressed brick and mortar joints affected by efflorescence
12. New furnace and air conditioner in Unit #6 in 2025
13. New flashing around building in 2025



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EXTERIOR



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APARTMENT 2 - 2 Bedrooms

\$1,450.00 per month and the 12-month lease started on August 1st, 2025



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APARTMENT 3 - 1 Bedroom

\$1,350.00 per month and the 12-month lease started on July 1st, 2025



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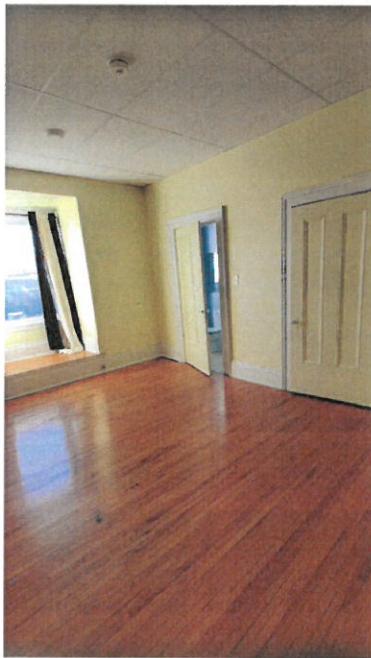
APARTMENT 4 - 2 Bedrooms

\$1,450.00 per month and the 12-month lease started on June 1st, 2025. This unit also pays \$30.00 per month for a parking space



APARTMENT 5 - 1 Bedroom

\$1,404.25 per month. They have been here over a year. This unit also pays \$30.00 per month for a parking space



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APARTMENT 6 - 2 Bedroom with Loft

\$1,900.00 per month and the 12-month lease started on September 1st, 2025. This unit also pays \$30.00 per month for a parking space



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