

\$2,125,000 - 452 Charlotte Street, Peterborough Central (old West End)

MLS® #X12238801

\$2,125,000

0 Bedroom, 0.00 Bathroom, 4,053 sqft
Office on 0.00 Acres

3 Old West End, Peterborough Central (old West End), Ontario

This landmark, stand alone, office building situated on a high visibility corner of downtown Peterborough offers a rare opportunity for end user or multi tenant investment with 3 newly renovated floors of office space. 452 Charlotte makes a bold statement from the street with its traditional architecture, inviting landscaping and invaluable 20 parking spaces. Beautifully restored and maintained with high ceilings and several large windows that flood the space with natural light. Strategically laid out for optimal professional or service based businesses with private offices, open/group work centers, board rooms, lunch/break rooms and a bright open reception area. The building would make an excellent dental clinic with space for multiple operatories and separate floors for specialists; general dentistry, orthodontics, periodontics, prosthodontics etc. Each floor has designated HVAC to allow for zoned heating and cooling. Large unfinished upper loft offers potential for future finished space, data/file storage etc. Excellent addition to any real estate portfolio. Assume the existing tenant or purchase vacant for single/end user or multi tenant. See virtual tour. (id:6289)



Essential Information

Listing #	X12238801
Price	\$2,125,000
Bathrooms	0.00
Square Footage	4,053
Acres	0.00
Type	Office

Community Information

Address	452 Charlotte Street
Subdivision	3 Old West End
City	Peterborough Central (old West End)
Province	Ontario
Postal Code	K9J2W3

Amenities

Amenities	Public Transit
Features	Irregular lot size
Parking Spaces	20

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	128.18 x 105.83 FT ; 124.72 x 74.12 x 128.18 x 105.83 ft
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Listing Details

Listing Office	HOMESMITHS REAL ESTATE LTD.
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