

Property Client Full

3171 Lakefield Road, Peterborough, Ontario K9J 6X5

Listing

3171 Lakefield Rd Peterborough

Active / Commercial / Store with Apt / Office

MLS®#: X13214492

List Price: \$624,900/For Sale

Peterborough/Selwyn/Selwyn



Tax Amt/Yr: \$2,010.00/2025/Annual Transaction: Sale
SPIS: No DOM 20
Legal Desc: PT E 1/2 LT 25 CON 7 SMITH AS IN R141328 EXCEPT R325547 & R510870 SELWYN

Category: Store With Apt/Office
Use:
Link:
Holdover: 0
Freestanding: Yes
Franchise:
Occupant: Tenant
Possession: TBA

Zoning: Commercial
Dir/Cross St: 7th Line and Lakefield Road

PIN #: 284090099
Possession: TBA

ARN #: 151602000315500
Possession Date:

Contact After Exp: No

Total Area: 896.00 Square Feet
Ofc/Apt Area: 448 Square Feet
Retail Area: 448 Square Feet
Apx Age: 51-99
Heat: Gas Forced Air Cload
Phys Hdcp-Eqp: No
Sprinklers: No Sprinklers
Utilities: Available
Waterfront Y/N:

Lot/Bldg/Unit/Dim: Building 191 x 200Feet
Basement: Yes
Water: Well
A/C: None
Garage Type: Other
Energy Cert: No
Green PIS: No

Commercial/Financial Information

For Year:

Financial Statement: No

Remarks/Directions

Client Rmks: Unique opportunity at 3171 Lakefield Road offering exceptional flexibility in a prime high-traffic location. This property is ideally suited for someone looking for strong outdoor space, storage, parking, and exposure while also benefiting from an on-site residential component. The main floor features a bright and functional two-bedroom, one-bathroom apartment, making it an excellent option for an owner-occupier, employee housing, or immediate rental income. The lower level includes a walkout basement with a garage and separate entrance, providing a great space for storage, workshop use, small business operations, or contractor needs. Adding to the appeal, the property currently generates income from both the residential and exterior use. The apartment is rented for \$2,100 per month, while an outdoor tenant contributes an additional \$800 per month, creating a combined monthly income of \$2,900 and providing immediate cash flow for investors or owner-operators. The true value of this property lies in its versatility and visibility. With plenty of on-site parking and excellent exposure along Lakefield Road, this property is well suited for a variety of uses where outdoor space and accessibility are important. Ideal for contractors, tradespeople, landscapers, service-based businesses, or anyone looking for a live-work opportunity with room to operate. Conveniently located with easy access to Peterborough, Lakefield, and surrounding areas, this is a rare chance to secure a property with residential living, functional workspace, income potential, and exceptional exposure all in one package. Endless potential for the right buyer. Opportunities like this do not come around often.

Inclusions: Fridge, stove, washing machine, dryer

Listing Contracted With: Ball Real Estate Inc. 705-775-2255

Prepared By: Jeff Sands, Broker

Date Prepared: 06/18/2026

Photos

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