

# 933 LANSDOWNE STREET

PETERBOROUGH, ON K9J 1Z5



## DESCRIPTION

An exclusive business opportunity awaits in Peterborough, Ontario. Seize the chance to own a turn-key, profit-generating entity in the specialized sporting equipment sector. This sale encompasses the business name, complete inventory, and a solid base of recurring customers. Located on the bustling Lansdowne Street, it benefits from high traffic and excellent street exposure in a lively strip plaza. Currently run by an absentee owner, this business boasts an incredible lease rate. With roots stretching back over 30 years, it's established a reputation for growth and goodwill, particularly noted in its current 9-year tenure at this location. The purchase includes over \$100,000 in inventory, and the existing, trained staff are willing to stay, ensuring a seamless transition. Unique in its market with no nearby competition, it features a recognized brand and strategic position. The business has cultivated valuable supplier relationships and a profitable trade-in network. Detailed financials are available, underscoring its future growth potential.

## OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	approx. 783 SF
Lease Rate:	approx. \$14.00+HST

## BUSINESS FEATURES

- Well-established business in the specialized sporting equipment sector
- Prime location with high visibility and accessibility
- Proven track record of success and profitability
- Strong brand reputation and loyal customer base

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HALLMARK REALTY LTD

Each office independently owned and operated

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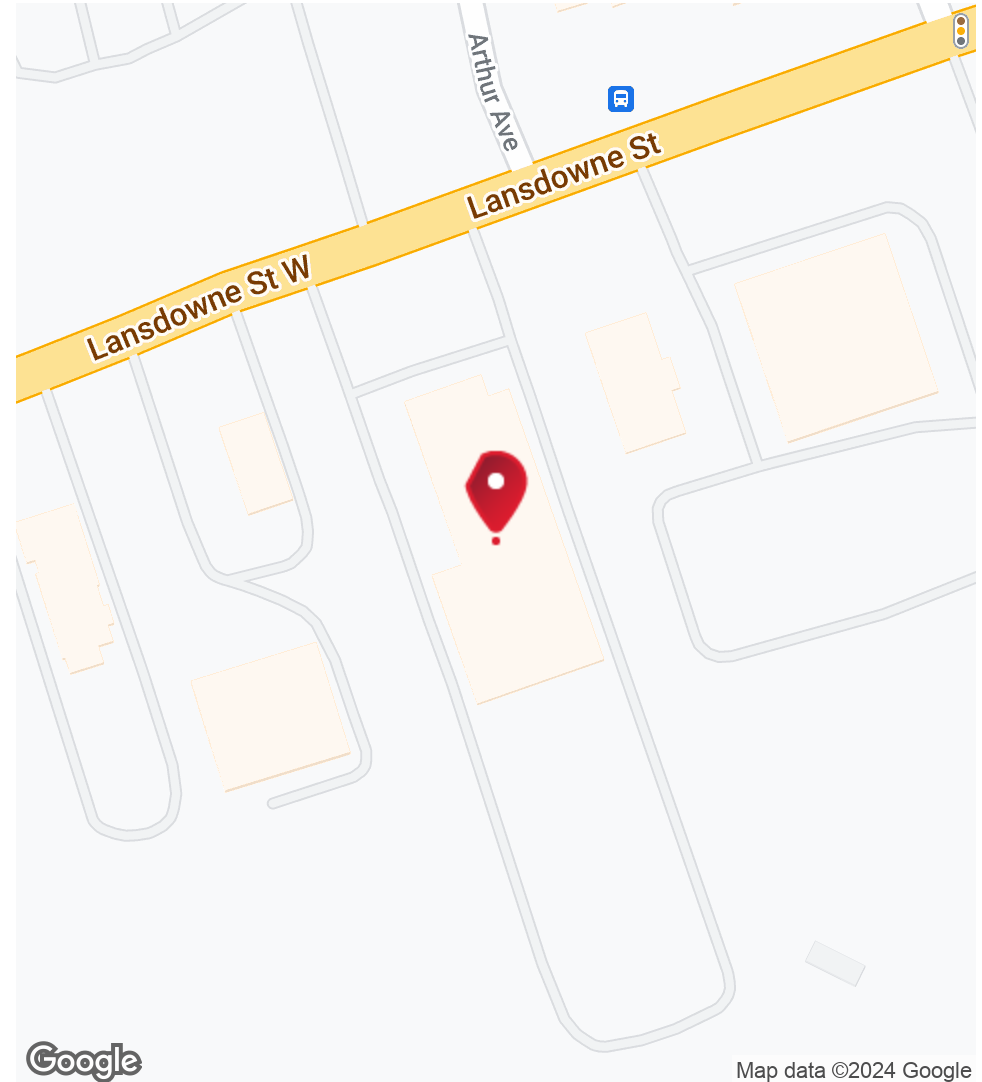
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## LOCATION OVERVIEW

Nestled in the heart of Peterborough, this business benefits from a strategic location on Lansdowne Street West, a bustling thoroughfare that attracts locals and visitors alike. Surrounded by a mix of residential neighborhoods, schools, and recreational facilities, the geographical area ensures a steady flow of potential customers and a robust customer base.



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Tenant	Store Type	Floor	SF Occupied	# Emps	Move Date	Exp Date
East Side Mario's	Restaurant	1st	6,000	-	Jun 2023	-
Swiss Chalet	Restaurant	1st	5,366	80	Feb 2016	-
Milltown Mini Golf-Batting Cgs	-	1st	-	5	Jul 2017	-

## POPULATION

	2 KM	5 KM	10 KM
2023 Population	19,852	74,638	98,685
2028 Population Projection	21,505	81,274	107,755
2033 Population Projection	23,062	87,432	116,092
Median Age	42.7	41.2	42

## HOUSEHOLDS & INCOME

	2 KM	5 KM	10 KM
2023 Households	8,825	32,459	41,950
2026 Household Projection	9,171	33,829	43,792
Avg Household Income	\$71,908	\$81,351	\$85,942



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