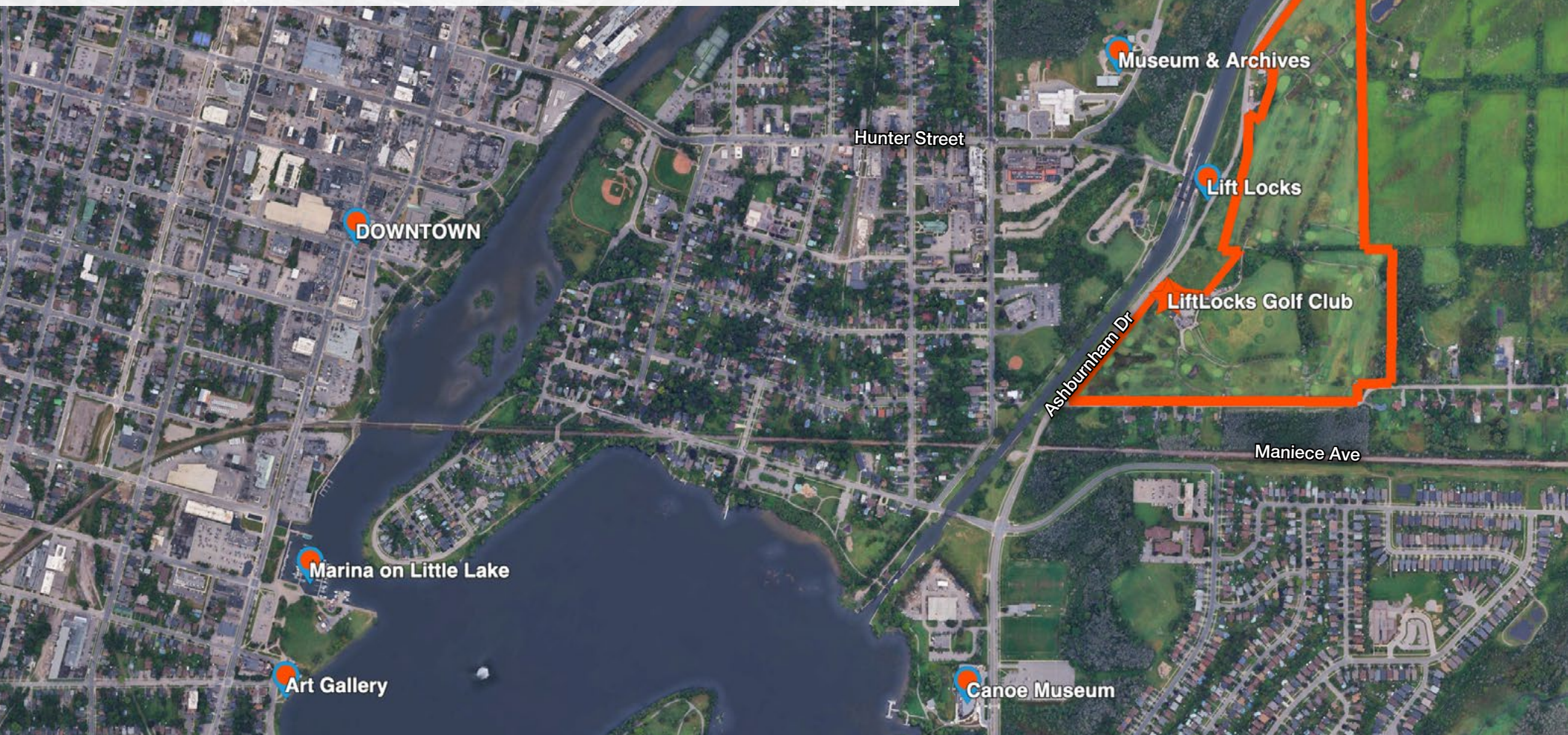


For Sale in Peterborough: Future Development Land

# 2320 Ashburnham Drive

±63.9 Acres along the Trent-Severn Waterway



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\*Sales Representative \*\*Broker | Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

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# 2320 Ashburnham Drive, Peterborough

## Opportunity

Situated on the east side of the City of Peterborough and adjacent to the Trent-Severn Waterway and the historic Lift Lock, this offering comprises the lands underlying the Lift Lock Golf Club, generating income through a third-party lease. The property offers scenic views of the Trent Canal and is uniquely located within one of Peterborough's most active and recognizable waterfront destinations, known for boating, seasonal tourism, parks, trails, and cultural events centered around the Lift Lock National Historic Site. Its waterfront amenities, recreational uses, proximity to Downtown Peterborough, and future residential development potential make it a highly desirable and strategic land acquisition. Convenient regional access is provided via Highway 115 and Highway 407.

The City of Peterborough is undertaking east-end transportation planning, including a proposed realignment and improvement of Ashburnham Drive, which may involve future land requirements and public realm enhancements such as roadway upgrades and parkland improvements.

## Executive Summary

Address	2320 Ashburnham Drive
Acreage	±63.95
Owner	ZSM Development Group Inc.
Legal Description	OTONABEE CON 12 PT LOT 29 PLAN 1A PT BLKS V AND W
PIN	281590005
Asking Price	\$7,800,000



*Lease to Lift Lock Golf Club is carefree to the Landlord and includes payment of property taxes. Expires June 30, 2026 with an option to extend.*



## About the Lift Lock Golf Club

Established in 1960, the Lift Lock Golf Club is currently active with an executive 18-hole course, a 9-hole PAR 3 course, driving range, fully stocked pro shop and a restaurant and bar in the club house.



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Lift Locks

This aerial photograph captures a canal system featuring a set of lift locks. The locks are centrally located, with several boats moored within the lock chambers. To the right of the locks, a well-maintained golf course is visible, complete with green fairways and sand traps. A yellow location pin marks a specific area on the golf course, labeled as the 'Subject Property'. The canal is bordered by a mix of green grass, trees, and paved roads. In the upper left, there are some buildings and parking areas, while the lower left shows a modern building with a curved roof. The overall scene is a blend of natural and developed landscapes.

Subject Property





Trent University

Riverview Park & Zoo

Peterborough Golf and Country Club

Regional Hospital

City Hall

DOWNTOWN

Lift Locks

Marina on Little Lake

Art Gallery

Canoe Museum

Kawartha Golf and Country Club

Fleming College

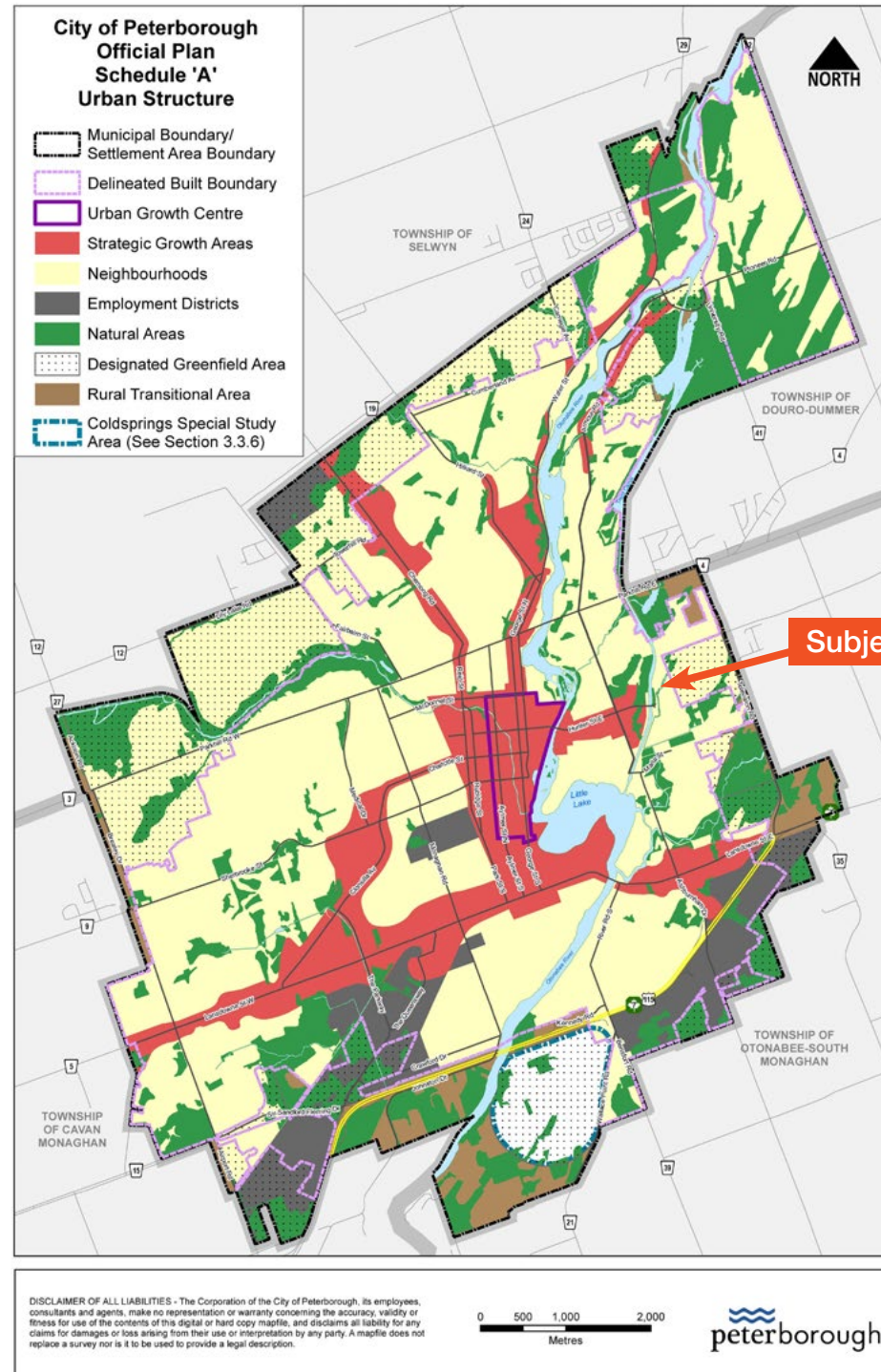
Casino

Peterborough Airport and Seneca College



# Official Plan Map - Urban Structure

A short and scenic walk from the Urban Growth Centre (downtown). According to the City of Peterborough's Official Plan, the city is expected to grow from a population of 83,000 in 2016 to a projected population of 125,000 in 2051.




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**PETERBOROUGH REGION**

## 'Major growth' expected with high-speed train stop in Peterborough, says mayor

The prime minister has committed federal funding to develop high-speed rail service from Toronto to Quebec, with a stop in Peterborough.

Updated Feb. 20, 2025 at 2:53 p.m. | Feb. 19, 2025 | 2 min read



Martin Imbleau, CEO of the Crown corporation working on the high-speed rail project, has said in the past that it would operate similar to France's Train à Grande Vitesse system, above.

JEAN-FRANÇOIS MONIER AFP via Getty

By **Joelle Kovach** Reporter

Peterborough is about to become a powerful economic engine, predicts the mayor, now that the federal government has taken a "significant" step toward building a high-speed rail service between Toronto and Quebec City, with a stop in Peterborough.

"Look, this is the opportunity to make the Peterborough region become one of the major growth areas of Canada going forward," said Mayor Jeff Leal in an interview Wednesday.

## High Speed Rail with stop in Peterborough announced

- Route and Stops:** The rail line will span approximately 1,000 kilometers, with stops planned in Toronto, Peterborough, Ottawa, Montréal, Laval, Trois-Rivières, and Quebec City.
- Speed and Travel Time:** Trains will reach speeds of up to 300 km/h reducing travel time between Montréal and Toronto to about three hours, effectively cutting current travel time in half.
- The inclusion of a stop in Peterborough positions the city as a strategic hub along this major corridor. This development is anticipated to stimulate local economic growth, attract investments, and provide residents with efficient travel options to major urban centers. Enhanced connectivity may also lead to increased tourism and business opportunities, further integrating Peterborough into the regional economy.

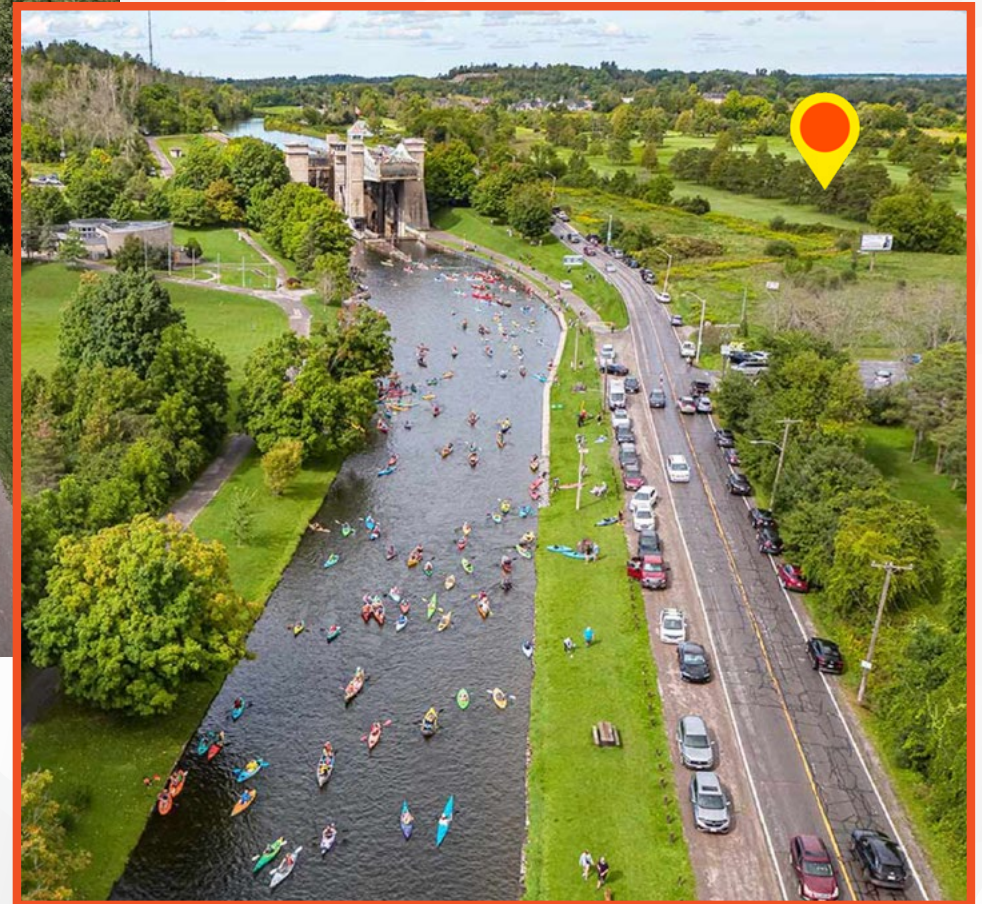




Lift Lock Golf Club

## Annual "Lock & Paddle"

Hundreds of canoes and kayaks paddle from Little Lake through the Lift Lock.



**Lennard:**

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The Trent-Severn Waterway was listed in the New York Times' "[52 Places To Go in 2025](#)" article. The Canadian Canoe Museum is honoured to be named alongside neighbouring attractions on The Trent-Severn Waterway!


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Your top list Full list

## Trent-Severn Waterway, Ontario

Float through history, with a butter tart or three along the way







The 240-mile [Trent-Severn Waterway](#), a system of rivers, lakes and canals that winds from one end of Ontario to the other, flows amid rustic villages, woodlands and waterfalls, connecting Lake Ontario to Georgian Bay. This is the year to go: The Trent-Severn is experiencing a renaissance, with the new 65,000-square-foot lakefront [Canadian Canoe Museum](#), the largest collection of canoes, kayaks and paddled watercraft in the world. The museum exhibits styles from across Canada — showcasing them in a curved building inspired by, yes, the canoe — and honors the vessel's Indigenous legacy. The waterway is also undergoing a multiyear [revitalization project](#), which includes retrofitting its monumental hydraulic lift locks, among the highest in the world. The boat rental company [Le Boat](#), in the renovated Horseshoe Bay Marina, has expanded its self-drive cruising opportunities and routes. The new, family-owned [100 Acre Brewing Co.](#) pours brews like the floral Monarch saison, named after the butterflies that migrate through Ontario each year. BeaverTails, anyone? Sample the sugar-topped specialty, along with butter tarts and other goodies, on a self-guided [culinary route](#). — *AnneLise Sorensen*



