



# 809 Chemong Rd

## Unit 27



MLS #40028313

C-3 Zoning

Plenty of Paved Parking

Natural Gas Heat

Air Conditioning

2 Pc Washroom

### \$15.00 Per Square Foot Base Rent

Great Retail/Office space available in busy high traffic location in the north end. Approximately 624 SF in established commercial plaza along the `Golden Mile` with surrounding residential area. Many approved uses under the current C-3 Zoning. Lots of free onsite parking. Additional rent estimated at \$7.81/SF with utilities in addition and metered to Tenant.

David N Smith  
Broker

207 Simcoe Street  
Peterborough ON K9H 2H6



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[dnsrealestate.ca](http://dnsrealestate.ca)



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## Unit 27



**\$15.00 Per Square  
Foot Base Rent**

	Square Feet	Rate	Yearly	Monthly
Base Rent	624	\$15.00	\$9,360.00	\$780.00
Additional Rent	624	\$7.81	\$4,873.44	\$406.12
Total	624	\$22.81	\$14,233.44	\$1,186.12

$$\$1,186.12 + \$154.20 \text{ (HST)} = \$1,340.32$$

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SECTION 15

COMMERCIAL DISTRICT 3 (C.3)

**PERMITTED USES**

15.1 No person shall within a C.3 District use any land or erect, alter or use any building or part thereof for any purpose other than a shopping centre limited to the following;

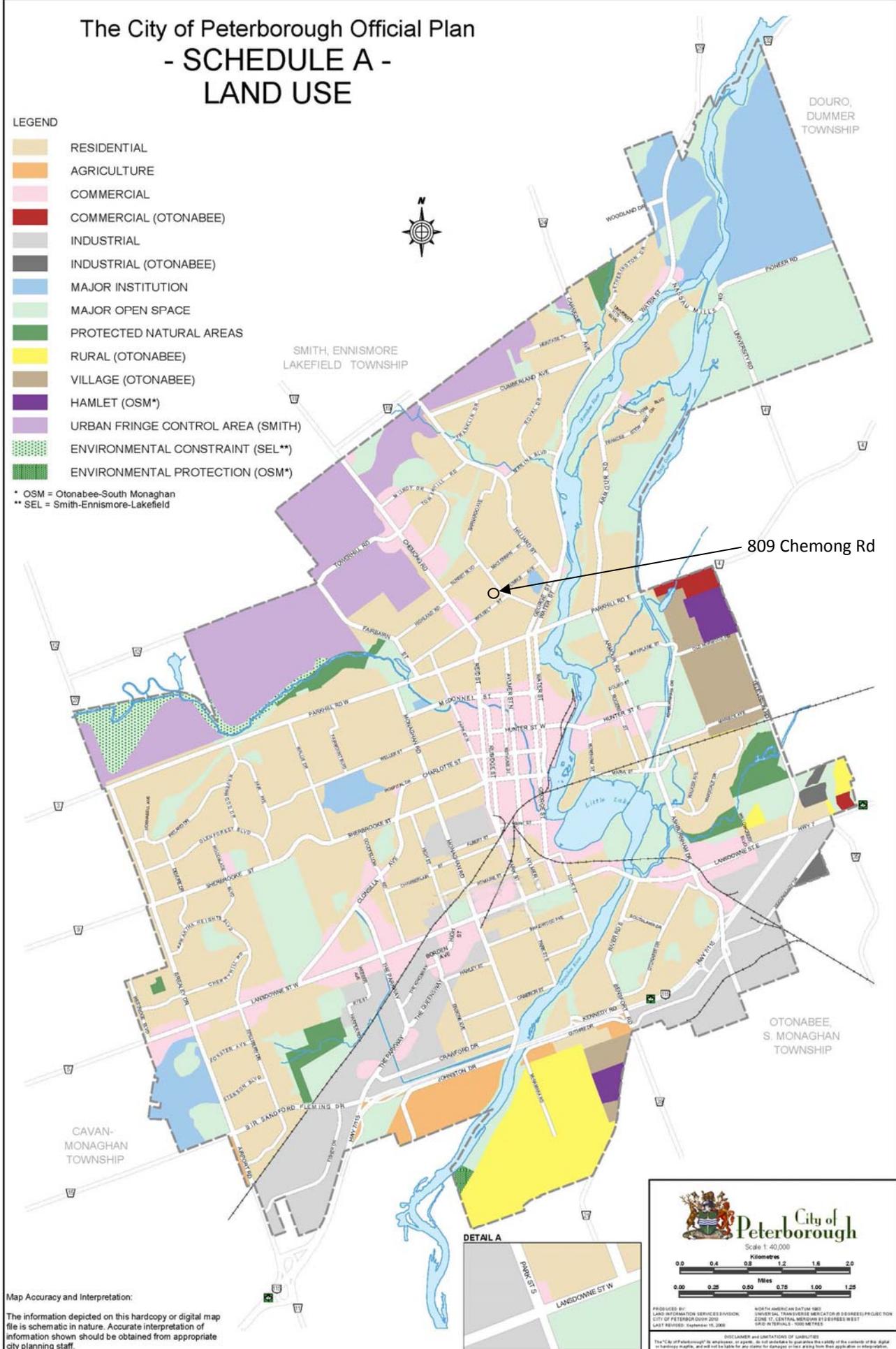
- (a) a bank, financial institution or loan company
- (b) an office, excluding a veterinary office
- (c) a clinic
- (d) a barber shop
- (e) a beauty shop
- (f) a dressmaker or tailor shop
- (g) a shoe shine parlour or a shoe repair shop
- (h) a dry-cleaning establishment - Class 2
- (i) a studio or craft workshop
- (j) an art school, music school, dance school, or fine arts school
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a place of entertainment
- (n) a gymnasium or health club
- (o) a place of assembly
- (p) a club house or lodge hall
- (q) a church
- (r) a retail establishment including a department store, convenience retail store, drug store or bakeshop, for the sale of;
  - i) food
  - ii) beer, wine or liquor
  - iii) hardware
  - iv) new auto parts and accessories
  - v) radio, television, electrical and home appliances
  - vi) furniture
  - vii) shoes and clothing
  - viii) dry goods
  - ix) jewellery
  - x) optical supplies
  - xi) books, magazines and stationery
  - xii) smoking supplies
  - xiii) art supplies
  - xiv) musical instruments
  - xv) floral and horticultural products
  - xvi) photographic supplies
  - xvii) pets
  - xviii) paint, wallpaper and decorating supplies
  - xix) sporting goods
  - xx) antiques
  - xxi) pharmaceuticals
- (s) a taxi stand
- (t) a sub-post office
- (u) an establishment wherein any of the foregoing merchandise of section 15.1(r) is rented or repaired.
- (v) a place of amusement

# The City of Peterborough Official Plan - SCHEDULE A - LAND USE

## LEGEND

- RESIDENTIAL
- AGRICULTURE
- COMMERCIAL
- COMMERCIAL (OTONABEE)
- INDUSTRIAL
- INDUSTRIAL (OTONABEE)
- MAJOR INSTITUTION
- MAJOR OPEN SPACE
- PROTECTED NATURAL AREAS
- RURAL (OTONABEE)
- VILLAGE (OTONABEE)
- HAMLET (OSM\*)
- URBAN FRINGE CONTROL AREA (SMITH)
- ENVIRONMENTAL CONSTRAINT (SEL\*\*)
- ENVIRONMENTAL PROTECTION (OSM\*)

\* OSM = Otonabee-South Monaghan  
\*\* SEL = Smith-Ennismore-Lakefield



809 Chemong Rd



**Map Accuracy and Interpretation:**  
The information depicted on this hardcopy or digital map file is schematic in nature. Accurate interpretation of information shown should be obtained from appropriate city planning staff.



**City of Peterborough**  
Scale 1:40,000

0.0 0.4 0.8 1.2 1.6 2.0  
Kilometres

0.00 0.25 0.50 0.75 1.00 1.25  
Miles

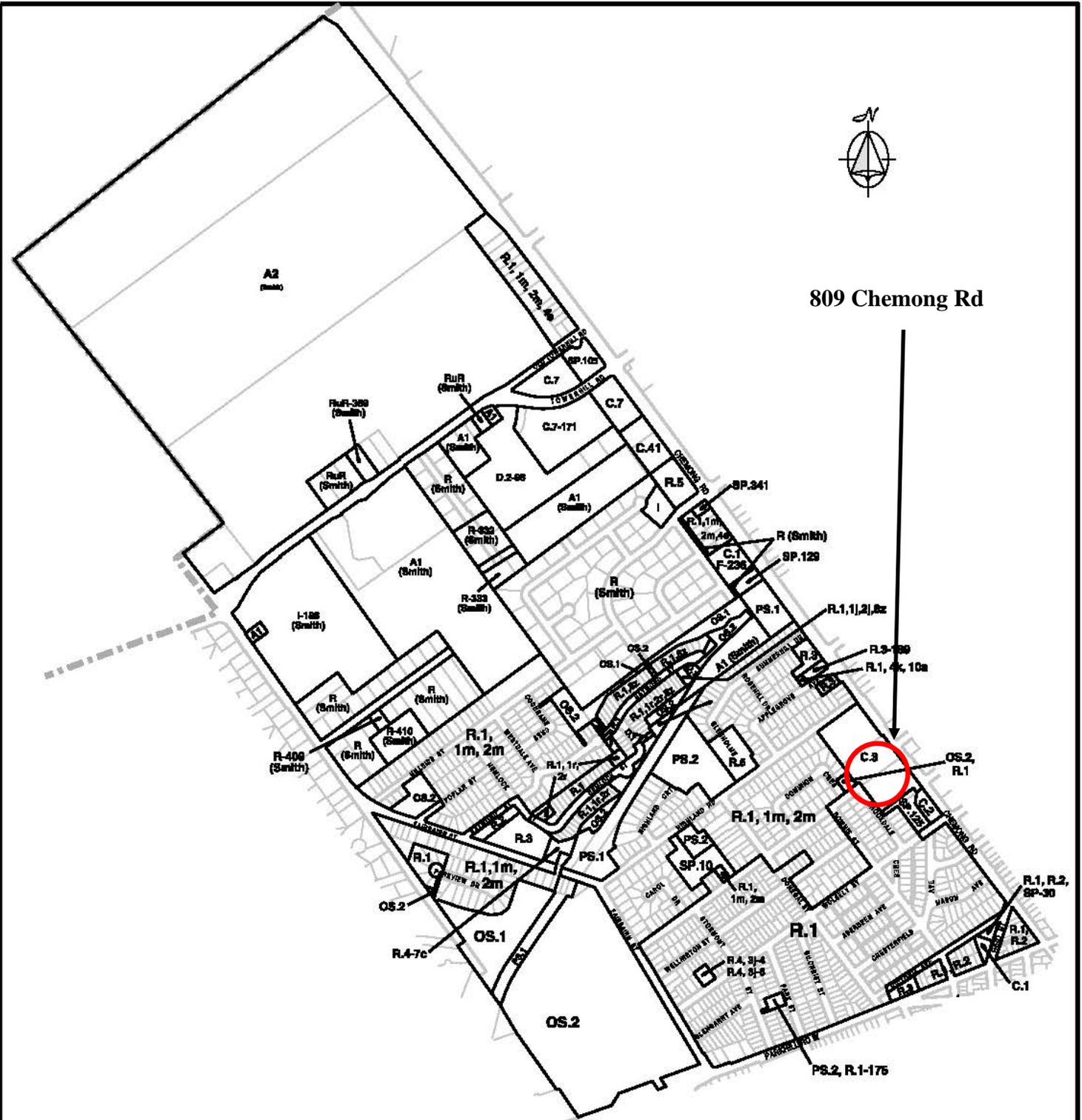
PRODUCED BY:  
LAND INFORMATION SERVICES DIVISION,  
CITY OF PETERBOROUGH 2010  
LAST REVISED: September 15, 2008

NORTH AMERICAN DATUM (NAD 83)  
UNIVERSAL TRANSVERSE MERCATOR (UTM) PROJECTION  
ZONE 17, CENTRAL MERIDIAN 81 DEGREES WEST  
GRID INTERVALS: 100 METRES

DISCLAIMER AND LIMITATIONS OF LIABILITY  
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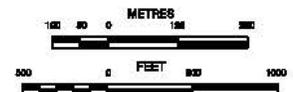
809 Chemong Rd



Details



City of Peterborough



The City of Peterborough,  
Planning and Development Services.

# Map No. 6

This map is current to January 31, 2014

**MAP ACCURACY AND INTERPRETATION**

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