

MLS # 155945

3347 Lakefield Rd Unit 1

\$11.50/SF



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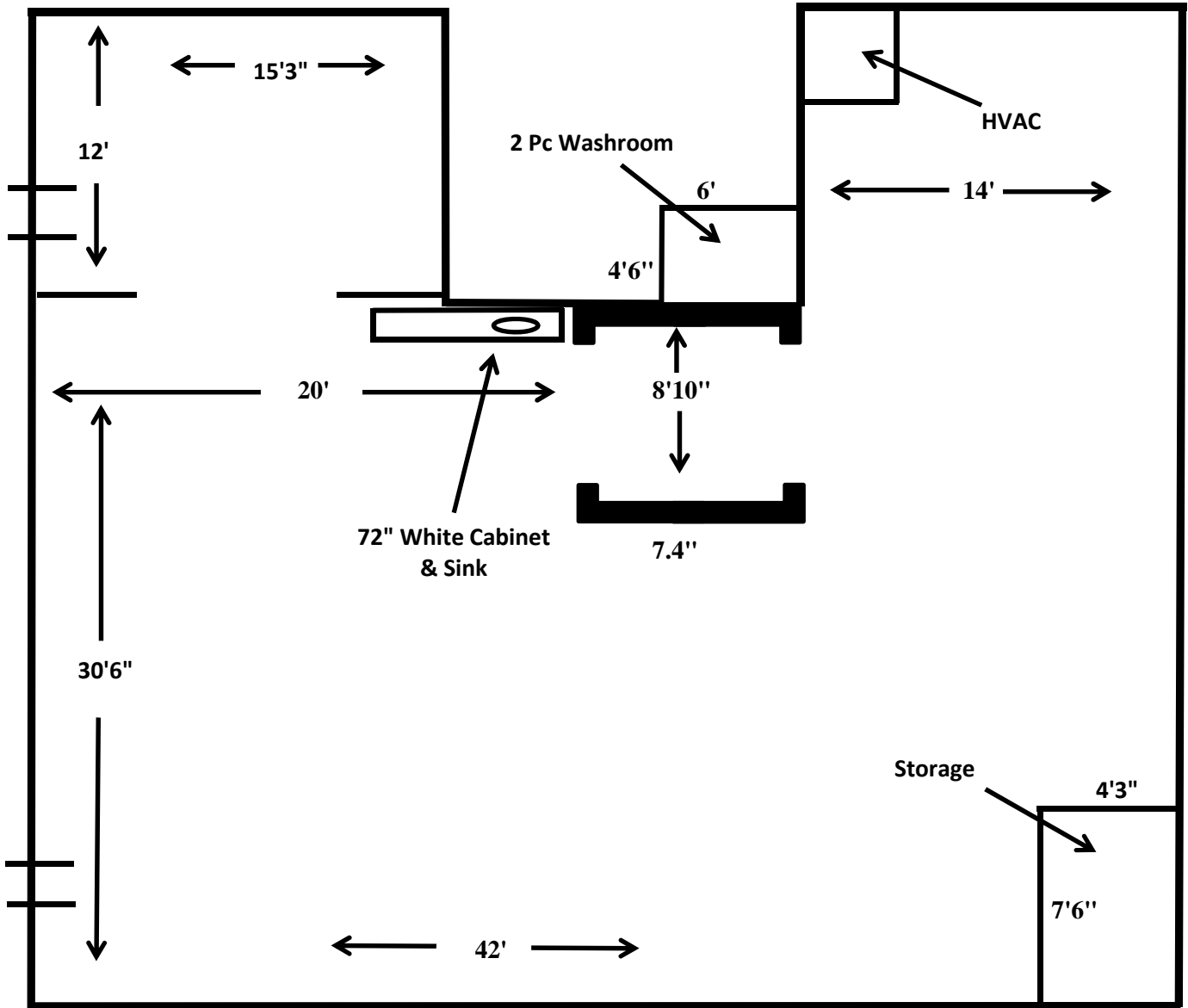
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Approximately 1,150 SF of Pristine Office/Retail Space in great high traffic location on busy Lakefield Road. 2 pc washroom and plenty of onsite parking. Many approved uses under current zoning including Convenience Store, Restaurant, Bakery, Clinic etc. Additional Rent included in rent with utilities in addition and metered to Tenant. Quick Availability.

- * C2 Zoning - Many Uses
- * Great High Traffic Location
- * Plenty Paved Onsite Parking
- * Kitchenette
- * Natural Gas Heating
- * Air Conditioned
- * Security System
- * 2 Pc Washroom

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3347
 Lakefield Rd
 Unit 1
 Floor Plans

* Room Sizes Are Approximate
 * Not to Scale



Part II
Section 4 – Local Commercial (C2) Zone

4.16 Local Commercial (C2) Zone

4.16.1 Permitted Uses

No person shall, within any Local Commercial (C2) Zone, use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.

4.16.1.1 Residential Uses

- a) Residential uses are prohibited, except where a dwelling unit is located within a portion of a non-residential building permitted within the Local Commercial (C2) Zone.

4.16.1.2 Non-Residential Uses

- a) auction room;
- b) bakery shop;
- c) bank or financial establishment;
- d) brewer's retail outlet;
- e) business, professional or administrative office;
- f) club, commercial;
- g) club, private;
- h) coin operated laundry facility;
- i) commercial copy centre;
- j) convenience store;
- k) craft shop;
- l) custom workshop;
- m) day nursery;
- n) drive-through facility;
- o) dry cleaners distribution station;
- p) garden centre;
- q) hotel;
- r) liquor control board outlet;



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- s) liquor licensed premises;
- t) motor vehicle gasoline bar;
- u) motor vehicle service centre;
- v) outdoor café where such use is ancillary and incidental to a restaurant or liquor licensed premises;
- w) the outside display of goods and materials where such use is accessory and incidental to a permitted use specified hereunder;
- x) parking lot;
- y) place of entertainment including arcades;
- z) post office;
- aa) public use or municipal utility in accordance with the provisions of Section 3.38 of this By-law;
- bb) restaurant including a fast food and/or take-out restaurant;
- cc) retail commercial establishment;
- dd) service shop;
- ee) supermarket;
- ff) veterinary clinic.

4.16.1.3 Accessory Buildings

Uses, buildings and structures accessory to any of the foregoing permitted uses specified under Subsections 4.16.1.1 and 4.16.1.2, in accordance with the provisions of Section 3.1 of this By-law.

4.16.2 Exceptions

Any exceptions referred to in Schedule “B” applicable to the land building or structure.

4.16.3 Zone Regulations for Residential Uses

4.16.3.1 Dwelling Unit in Portion of Non-Residential Building

Dwelling units may be permitted in a portion of a non-residential building permitted within the Local Commercial (C2) Zone provided that the dwelling units are not located below the second storey and that all other applicable provisions of the By-law are complied with.

- i) Dwelling Unit Area (Minimum)