

1600 Lansdowne St W Unit 4 & 5

\$14.00
Per
Square Foot
Base Rent



MLS # 268595



Approximately 1,766 SF Retail/Office/Clinic space in great high traffic location on the Lansdowne Strip. Located in busy neighborhood plaza at the corner of Lansdowne St W and Kawartha Heights Blvd with lots of onsite parking and close to public transit. Many approved uses under current zoning. Additional rent estimated at \$.755/SF with utilities in addition and metered to Tenant. Quick Availability.

- * SP.215 Zoning
- * Busy Retail Plaza
- * Plenty Paved Parking
- * Natural Gas Heating
- * Air Conditioned
- * 2 - 2 pc Washrooms

dnsrealestate.ca

Dan Smith
Sales Representative
207 Simcoe Street
Peterborough ON K9H 2H6



Phone: 705-749-1602
Toll Free: 1-800-461-6419
Fax: 705-749-1620
Email: dan@dnsrealestate.ca

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	Square Feet	Rate	Yearly	Monthly
Base Rent	1,766	\$14.00	\$24,724.00	\$2,060.33
Additional Rent	1,766	\$7.55	\$13,333.30	\$1,111.11
Total	1,766	\$21.55	\$38,057.30	\$3,171.44

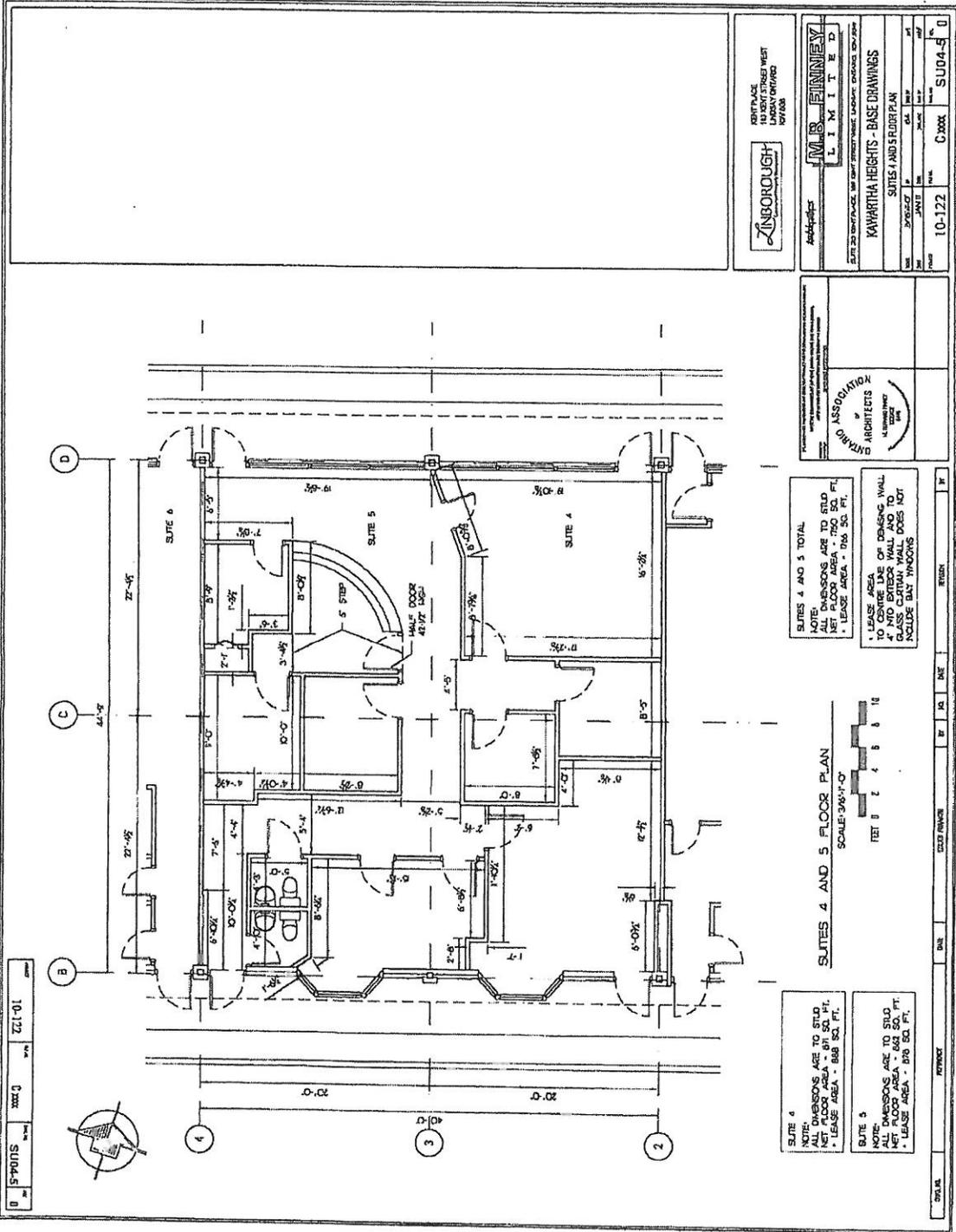
\$3,171.44 + \$412.29 (HST) = \$3,583.73

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IDENTIFY: 1000 STINES WEST
 1000 STINES WEST
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INBOROUGH
 Architects

M. S. FINNEY
 L I M I T E D

SUITE 20 IDENTIFY, 1000 STINES WEST, TORONTO, ONTARIO, CANADA

KAWARATHA HEIGHTS - BASE DRAWINGS
 SUITES 4 AND 5 FLOOR PLAN

DATE: 07/20/2011
 TIME: 10:12Z
 DRAWN: C300X
 SHEET: SUD04-5

FINNEY ASSOCIATION OF ARCHITECTS
 1000 STINES WEST
 TORONTO, ONTARIO

SUITES 4 AND 5 TOTAL
 NOTE: DIMENSIONS ARE TO STD.
 ALL DIMENSIONS ARE TO STD.
 NET FLOOR AREA = 750 SQ. FT.
 LEASE AREA = 750 SQ. FT.

1. LEASE AREA
 2. TO CENTER LINE OF DEMISING WALL
 3. INTO EXTERIOR WALL AND TO
 CENTER LINE OF EXTERIOR WALL
 4. INCLUDE BAY WINDOWS

SUITES 4 AND 5 FLOOR PLAN
 SCALE: 3/4" = 1'-0"

SUITE 4
 NOTE: DIMENSIONS ARE TO STD.
 ALL DIMENSIONS ARE TO STD.
 NET FLOOR AREA = 611 SQ. FT.
 LEASE AREA = 611 SQ. FT.

SUITE 5
 NOTE: DIMENSIONS ARE TO STD.
 ALL DIMENSIONS ARE TO STD.
 NET FLOOR AREA = 642 SQ. FT.
 LEASE AREA = 642 SQ. FT.

SYMBOL	DESCRIPTION	AREA	PERCENT
1	SUITE 4	611	81.47%
2	SUITE 5	642	85.73%
3	SUITE 6	750	100.00%
4	TOTAL	750	100.00%

SECTION 245

SPECIAL DISTRICT 215 (SP.215)

245.1 For the purpose of this by-law, land use district "Special District 215" is hereby established and may be referred to by the symbol "SP.215".

PERMITTED USES

245.2 No person shall within an SP.215 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (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 beer, wine or liquor store
- (j) a studio or craft workshop
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a service station
- (n) a retail establishment including a convenience retail store, drug store or bakeshop for the sale of:
 - i) food
 - ii) optical supplies
 - iii) books, magazines and stationery
 - iv) smoking supplies
 - v) art supplies
 - vi) floral and horticultural products
 - vii) photographic supplies
 - viii) paint, wallpaper and decorating supplies
 - ix) sporting goods (excluding boats, snowmobiles, motorcycles, motors)
 - x) pharmaceuticals
 - xi) jewellery
 - xii) radio, television, electrical and home appliances
 - xiii) clothing, office supplies, home furnishings
 - xiv) hardware
- (o) an establishment wherein any of the foregoing merchandise of Section (n) is rented or repaired.
- (p) a sub-post office
- (q) a gymnasium or health club

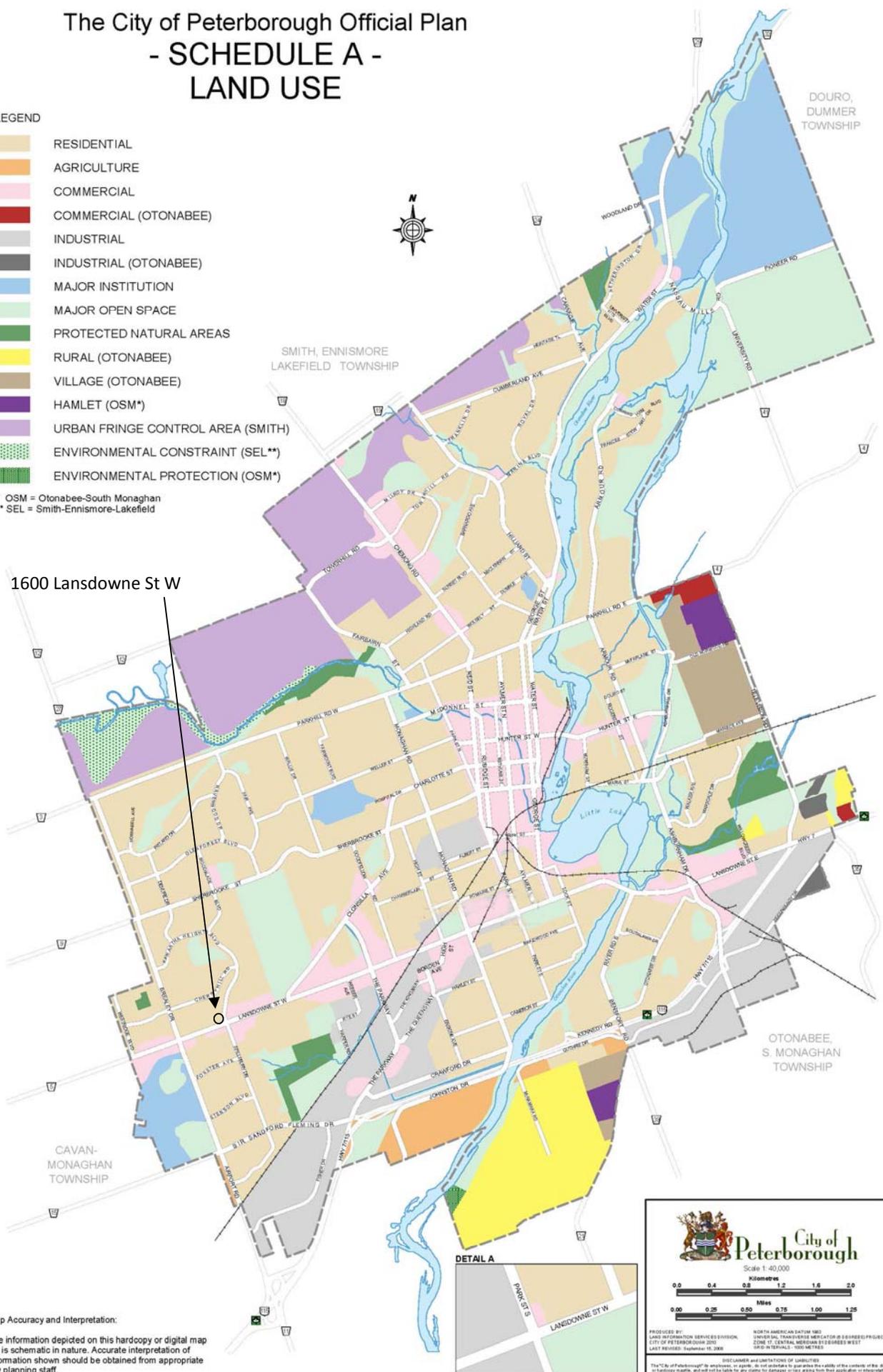
The City of Peterborough Official Plan - SCHEDULE A - LAND USE

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

1600 Lansdowne St W



City of Peterborough
Scale 1:40,000

Kilometres
0.0 0.4 0.8 1.2 1.6 2.0

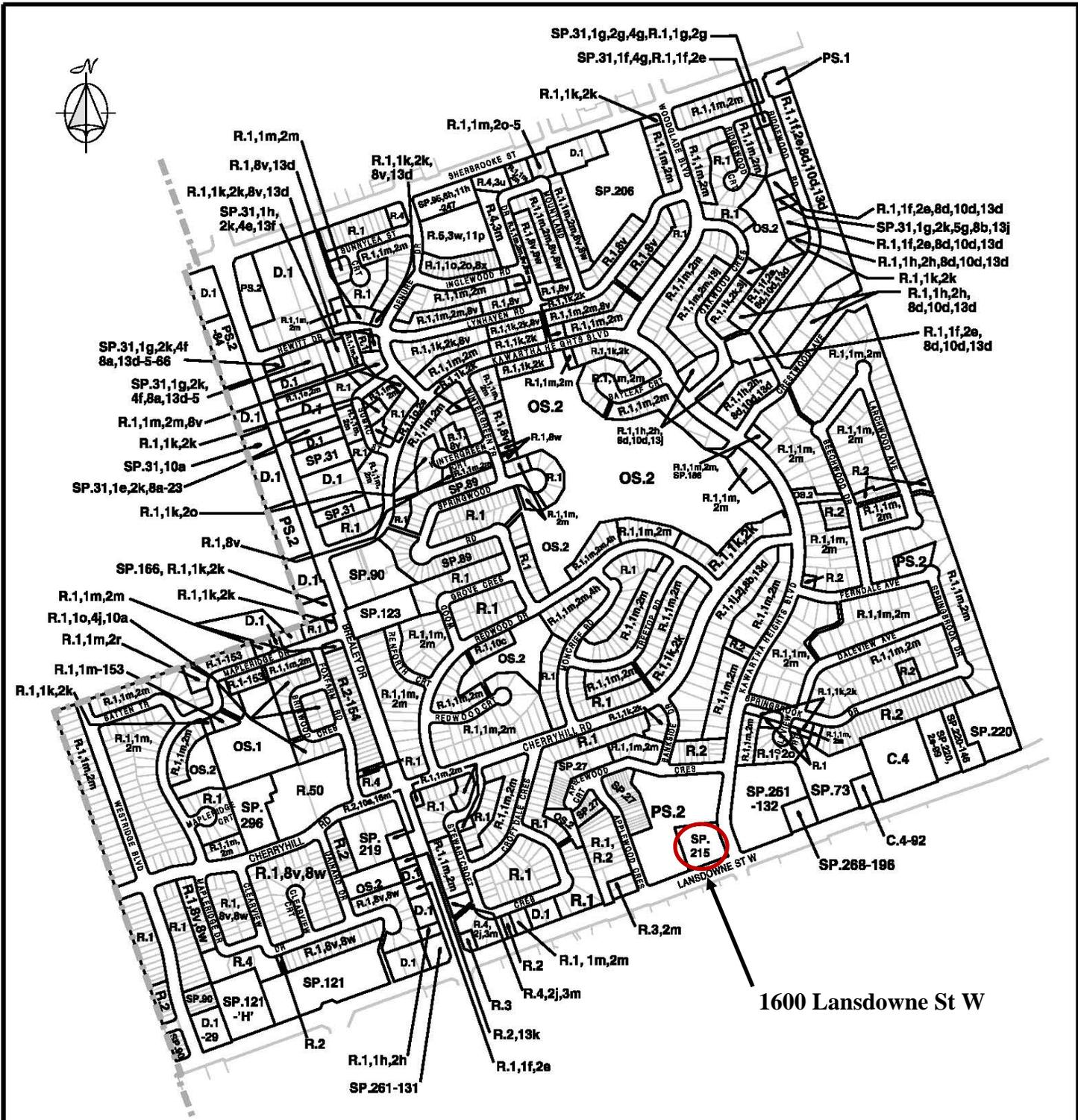
Metres
0.00 0.25 0.50 0.75 1.00 1.25

PRODUCED BY:
LAND INFORMATION SERVICES DIVISION,
CITY OF PETERBOROUGH 2002
LAST REVISED: September 11, 2006

NORTH AMERICAN DATUM 83
UNIVERSAL TRANSVERSE MERCATOR (UTM) ZONE 17, CENTRAL MERIDIAN 81° 00' 00" WEST
GRID INTERVALS: 1000 METRES

DISCLAIMER and LIMITATIONS OF LIABILITY:
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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.



1600 Lansdowne St W

Details



City of Peterborough

METRES
100 50 0 125 250

500 0 FEET 600 1000

The City of Peterborough,
Planning and Development Services.

Map No. 15

This map is current to January 31, 2013

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 staff.