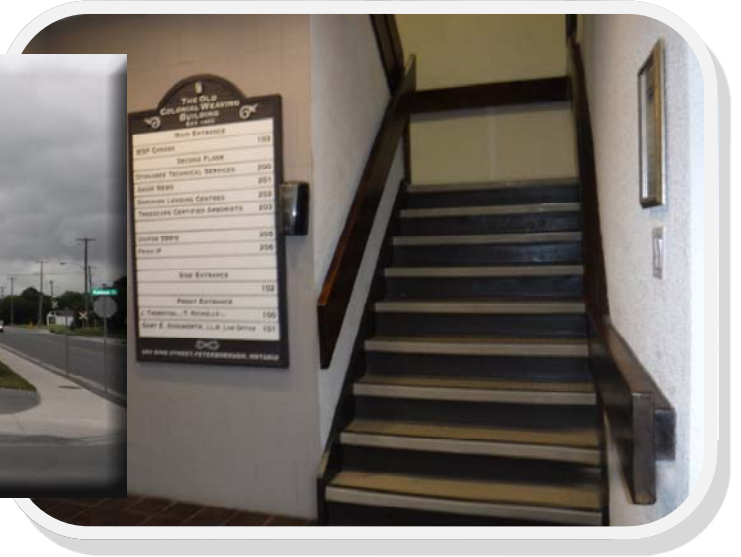


\$8.50 per Square Foot

294 RINK STREET #206

MLS # 132401



2nd Floor Approximately 389 SF professional office in beautifully restored office building with on site parking. Central Location across from G.E. Canada, busy, high traffic location on bus route. Additional rent estimated at \$8.40/SF which includes common expenses, utilities and parking.

- ◆ Approximately 506 SF
- ◆ High Traffic Location
- ◆ SP.146 Zoning
- ◆ Large paved parking lot



- ◆ Monitored Alarm System
- ◆ Baseboard Heating
- ◆ Air Conditioned
- ◆ Public Washrooms

dnsrealestate.ca

**Dave Smith
Broker**

**207 Simcoe Street
Peterborough ON K9H 2H6**

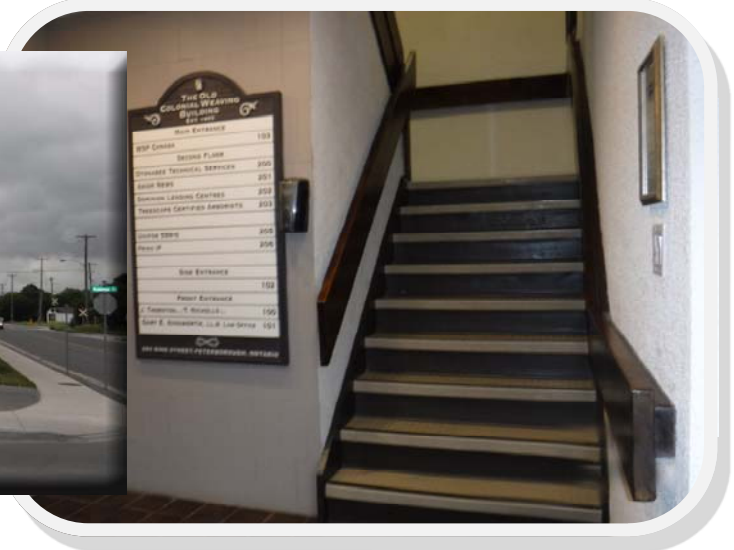


**Phone: 705-749-1602
Toll Free: 1-800-461-6419**

**Fax: 705-749-1620
Email: dave@dnsrealestate.ca**

294 RINK STREET #206

**\$8.50 per Square Foot
Base Rent**



	Square Feet	Rate	Yearly	Monthly
Base Rent	389	\$8.50	\$3,306.50	\$275.54
Additional Rent	389	\$8.40	\$3,267.60	\$272.30
Total	389	\$16.90	\$6,574.10	\$547.84

$$\$547.84 + \$71.22 \text{ (HST)} = \$619.06$$

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294 RINK STREET #206

**\$8.50 per Square Foot
Base Rent**

SECTION 176

SPECIAL DISTRICT 146 (SP.146)

176.1 For the purpose of this by-law, land use district "Special District 146" is hereby established and may be referred to by the symbol "SP.146".

PERMITTED USES

176.2A Subject to subsection 176.2B, no person shall within an SP.146 District use any land, alter or use any building or part thereof for any purpose other than:

- (a) a bank, (including other financial institutions)
- (b) a clinic
- (c) an office, excluding a veterinary office
- (d) a dry-cleaning establishment - Class 2
- (e) a studio or craft workshop
- (f) a restaurant
- (g) a retail establishment for the sale of:
 - i) optical supplies
 - ii) books, magazines or stationery
 - iii) smoking supplies
 - iv) art supplies
 - v) floral and horticultural products
 - vi) photographic supplies
 - vii) paint, wallpaper or decorating supplies
 - viii) hardware and home products
 - ix) sporting goods (excluding boats, snowmobiles, motorcycles, motors)
 - x) pharmaceuticals
 - xi) jewellery
 - xii) radio, television, electrical and home appliances
 - xiii) clothing
 - xiv) convenience retail store
 - xv) a bakeshop
- (h) an establishment wherein any of the merchandise listed in clause (g) is rented or repaired
- (i) a sub-post office
- (k) a warehouse

176.2B The foregoing purposes may be carried on in the building presently standing within the district and then only in the area of the building located within 15.93 metres of the north limit of Rink Street.

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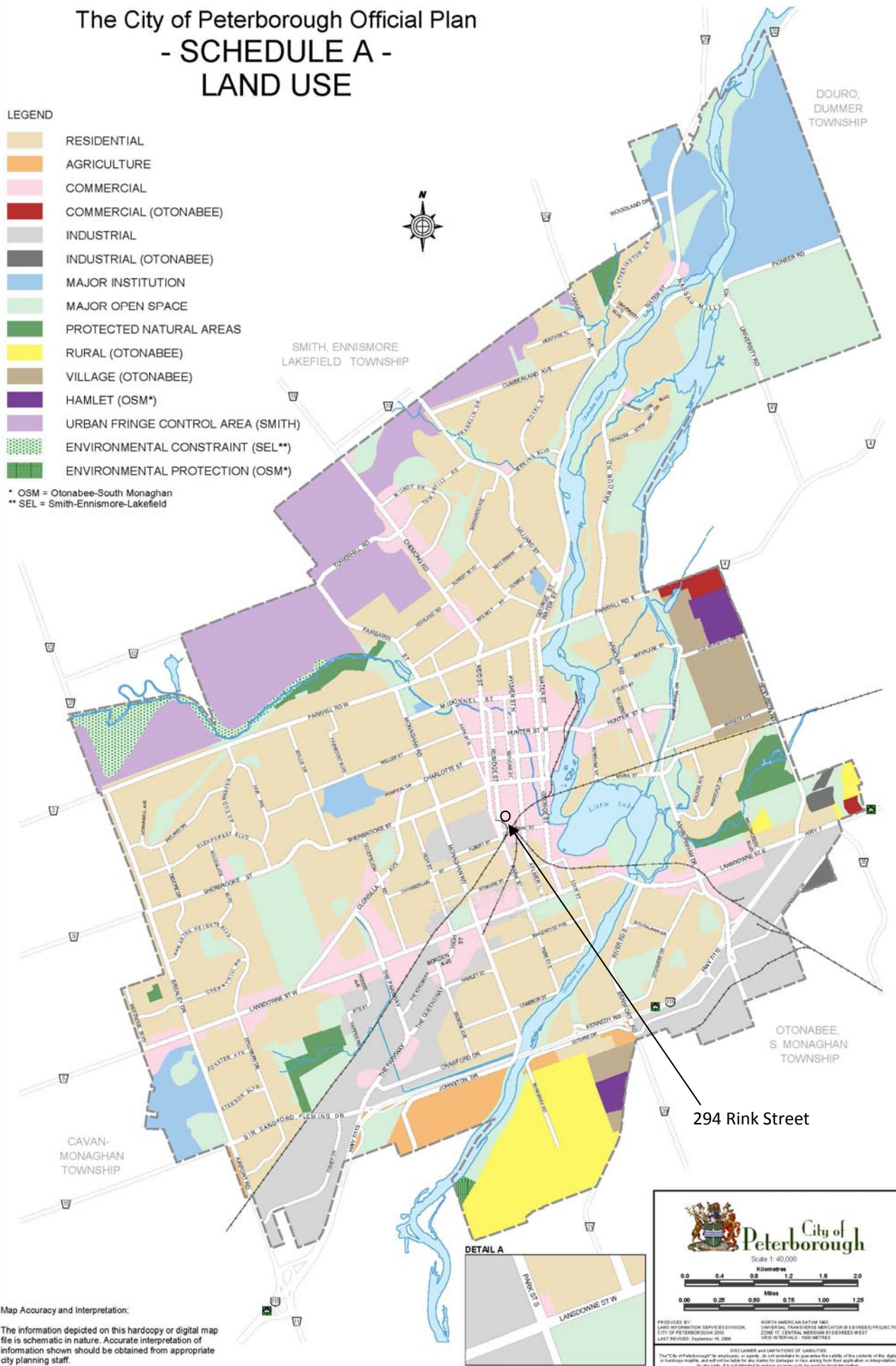
**Fax: 705-749-1620
Email: dave@dnsrealestate.ca**

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

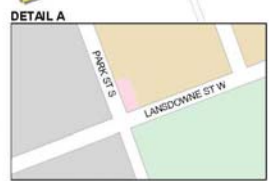
LEGEND


- 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



294 Rink Street





City of Peterborough

Scale 1:40,000

0.0 0.4 0.8 1.2 1.6 2.0
Kilometres

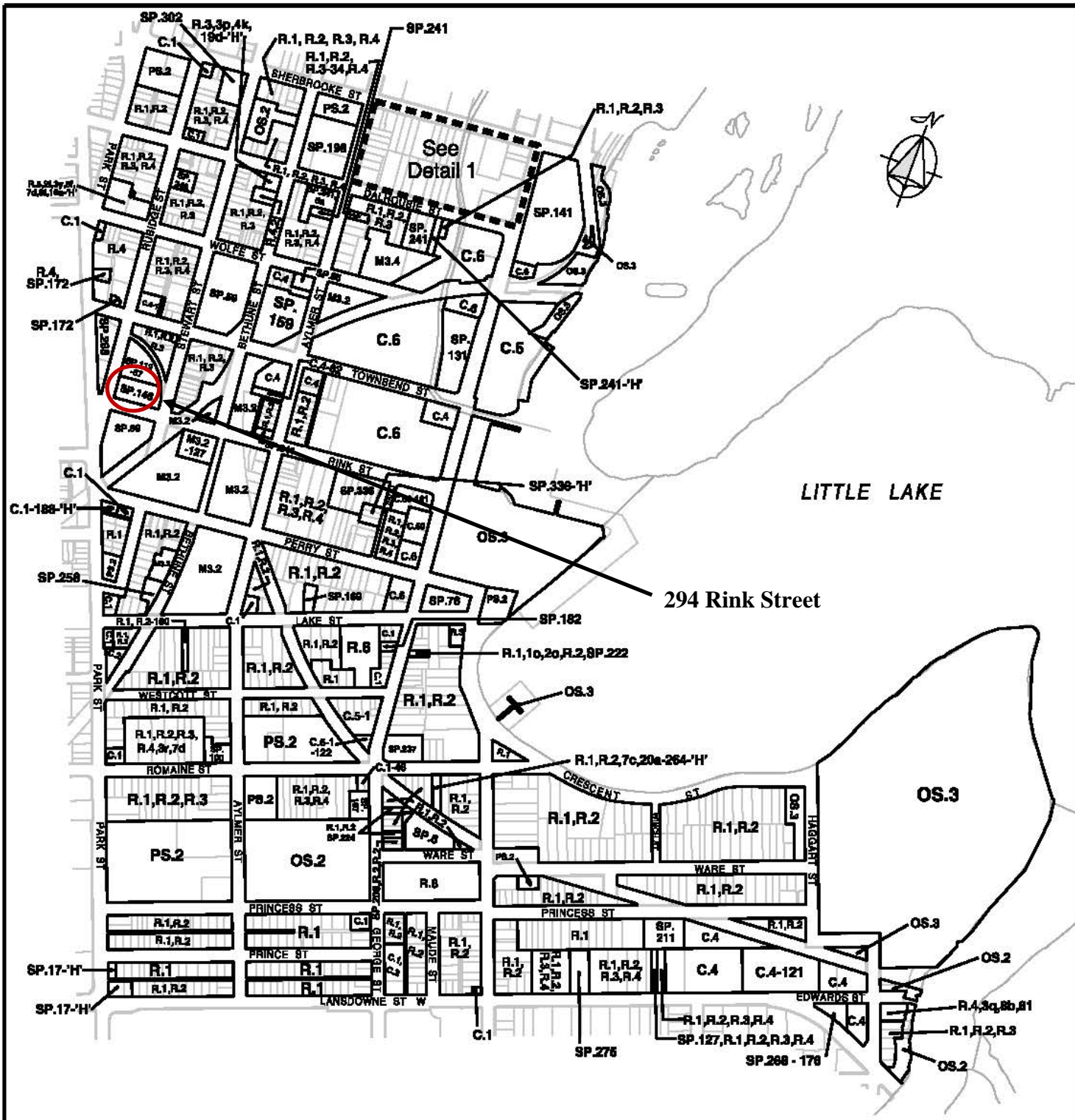
0.00 0.25 0.50 0.75 1.00 1.25
Miles

PRODUCED BY:
LAND INFORMATION SERVICES DIVISION,
CITY OF PETERBOROUGH 2002
LAST REVISED: September 19, 2006

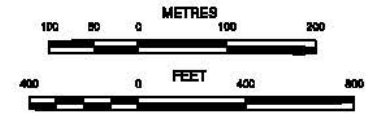
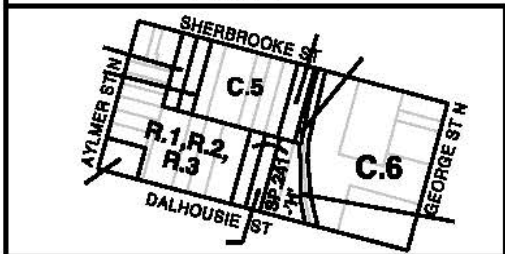
NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR (UTM) PROJECTION
ZONE 17, CENTRAL MERIDIAN 81°00'00" WEST
GRID INTERVALS: 1000 METRES

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.



Detail 1



The City of Peterborough,
Planning and Development Services.

Map No. 18

This map is current to January 31, 2014

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.