

**\$4.00 Per Square Foot**

**Base Rent**

**160 CHARLOTTE STREET 120**



Spacious office space in a great downtown location at the corner of Charlotte and George. Approximately 1,984 SF in Lower level location with elevator access. Well maintained prestigious building with public washroom facilities. Additional rent estimated at \$6.07 per square foot with utilities included.

- ◆ MLS # 40046192
- ◆ C-6 Zoning
- ◆ Great downtown location
- ◆ Public Washrooms



- ◆ Elevator
- ◆ Alarm System
- ◆ Forced Air Gas Heat
- ◆ Central Air

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

**Dan Smith**  
Sales Representative

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**\$4.00 Per Square Foot**

**Base Rent**

**160 CHARLOTTE STREET 120**



|                        |                             | <b>Yearly</b>      | <b>Monthly</b>          |
|------------------------|-----------------------------|--------------------|-------------------------|
| <b>Base Rent</b>       | <b>1,984 SF X \$4.00 =</b>  | <b>\$7,936.00</b>  | <b>/12 = \$661.33</b>   |
| <b>Additional Rent</b> | <b>1,984 SF X \$6.07 =</b>  | <b>\$12,042.88</b> | <b>/12 = \$1,003.57</b> |
| <b>Total</b>           | <b>1,984 SF X \$10.07 =</b> | <b>\$19,978.88</b> | <b>/12 = \$1,664.90</b> |

**Utilities Included**  $\$1,664.90 + \$216.44 \text{ (HST)} = \text{\$1,881.34}$

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**COMMERCIAL DISTRICT 50 (C.50)**

**PERMITTED USES**

17A.1 No person shall within any C.50 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a barber shop
- (b) a beauty shop
- (c) a dry cleaning establishment - Class 2
- (d) a shoe shine parlour
- (e) a shoe repair shop
- (f) a sub-post office
- (g) a restaurant
- (h) a dressmaker or tailor shop
- (i) a drug store
- (j) a food store
- (k) a convenience retail store
- (l) a clinic
- (m) an office, excluding a veterinary office
- (n) a bank, financial institution or loan company
- (o) a bakeshop
- (p) a retail establishment for the sale of:
  - i) shoes and clothing
  - ii) medical supplies
  - iii) sporting goods
  - iv) handicrafts
- (q) a library, art gallery or museum
- (r) an art school, music school, dance school or fine arts school, including retail facilities
- (s) a club house or lodge hall
- (t) a place of assembly
- (u) a gymnasium or health club
- (v) a place of entertainment
- (w) a studio or craft workshop
- (x) a funeral parlour
- (y) a parking lot or parking garage
- (z) a dwelling unit
- (aa) a flower shop
- (bb) a place of amusement

**REGULATIONS**

17A.2 No person shall within any C.50 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

| Type  | Requirement |
|---|-------------|
| a) maximum building coverage  | 80%         |
| b) maximum building floor area ratio  | 1.5         |
| c) landscaped open space of a minimum width of 3 metres or a decorative closed board fence between 1.8 metres and 2.4 metres in height shall be provided and maintained along a lot line abutting a residential or development district |             |
| d) dwelling units shall be located only in a second or higher storey  |             |
| 17A.3 C.50 District is hereby designated as a commercial district.  |             |

