

**\$16.00 Per Square Foot  
Base Rent**

**866 CHEMONG RD UNIT E**



Approximately 2,360 SF professional Office/Retail space in highly established, well maintained commercial plaza. Located at high traffic intersection of Chemong Rd with lot of onsite parking. Additional rent estimated at \$8.65/SF with utilities in addition and metered to Tenant.

- \* MLS # 40194398
- \* SP.38 Zoning
- \* High Traffic Location



- \* Natural Gas Heating
- \* Air Conditioned
- \* 2 Pc Washroom

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

**Dave Smith  
Broker  
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# 866 CHEMONG RD UNIT E



	Square Feet	Rate	Yearly	Monthly
<b>Base Rent</b>	<b>2,360</b>	<b>\$16.00</b>	<b>\$37,760.00</b>	<b>\$3,146.67</b>
<b>Additional Rent</b>	<b>2,360</b>	<b>\$8.65</b>	<b>\$20,414.00</b>	<b>\$1,701.17</b>
<b>Total</b>	<b>2,360</b>	<b>\$24.65</b>	<b>\$58,174.00</b>	<b>\$4,847.84</b>

$$\$4,847.84 + \$630.22 \text{ (HST)} = \$5,478.06$$

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## SECTION 66

## SPECIAL DISTRICT 38 (SP.38)

66.1 For the purpose of this by-law, land use district "Special District 38" is hereby established and may be referred to by the symbol "SP.38".

## PERMITTED USES

66.2 No person shall within an SP.38 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
- (j) a studio or craft workshop
- (k) a library, museum or art gallery
- (l) a retail establishment including a drug store or bakeshop for the sale of:
  - i) food
  - ii) optical supplies
  - iii) books, magazines, cards 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) watches and jewellery
  - xii) radio, television, electrical and home appliances
  - xiii) clothing
  - xiv) office and medical supplies
  - xv) musical instruments, sound equipment, records and tapes
  - xvi) wine and liquor
- (m) an establishment wherein any of the foregoing merchandise of section (l) is rented or repaired
- (n) a sub-post office
- (o) a photographer
- (p) a hardware store

