

**349 GEORGE STREET #205**

**\$8.00 Per Square Foot  
Base Rent**



**Approximately 807 SF office space on second floor in great downtown location just south of Simcoe Street across from Peterborough Square Mall and close to public parking garage and City Bus terminal. Immediate Availability. Additional rent estimated at \$7.49/SF with utilities in addition and metered to Tenant.**

- ◆ **MLS #40046268**
- ◆ **C-6 Zoning**
- ◆ **Elevator**



- ◆ **Gas Heat**
- ◆ **Central Air**
- ◆ **Public Washrooms**

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

**Dan Smith**  
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	Square Feet	Rate	Yearly	Monthly
Base Rent	807	\$8.00	\$6,456.00	\$538.00
Additional Rent	807	\$7.49	\$6,044.43	\$503.70
Total	807	\$15.49	\$12,500.43	\$1,041.70

$\$1,041.70 + 135.42 \text{ (HST)} = \$1,177.12$

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## COMMERCIAL DISTRICT 6 (C.6)

## PERMITTED USES

18.1 No person shall within any C.6 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a retail establishment including a department store, convenience retail store, drug store or bakeshop but not including a purpose set forth in Section 16.1 (a) and 16.1 (l)
- (b) a rental establishment
- (c) a repair shop but not including a purpose set forth in Section 16.1 (n) and 16.1 (o)
- (d) a bank, financial institution or loan company
- (e) an office excluding a veterinary office
- (f) a clinic
- (g) a barber shop or beauty shop
- (h) a dry cleaning establishment - Class 2
- (i) a studio or craft workshop
- (j) a trade school
- (k) an art school, music school, dance school or fine arts school
- (l) a school
- (m) a library, museum or art gallery
- (n) a restaurant
- (o) a place of entertainment
- (p) a place of assembly
- (q) a gymnasium or health club
- (r) a club house or lodge hall
- (s) a church
- (t) a hotel
- (u) a taxi stand
- (v) a post office or sub-post office
- (w) a dressmaker or tailor shop
- (x) a parking lot or parking garage
- (y) a funeral parlour
- (z) a police station, jail or fire hall
- (aa) a hospital
- (ab) a nursing home (By-law 1986-163)
- (ac) a day nursery
- (ad) a boarding house
- (ae) a printing shop or publishing house
- (af) a transportation terminal
- (ag) a communication terminal
- (ah) a dwelling unit
- (ai) a place of amusement
- (aj) a home for the aged (By-law 1986-163)

