

349 GEORGE STREET #300

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



Downtown office space available between Simcoe St N and Charlotte St. Approximately 3,846 SF with immediate availability, Close to all downtown amenities and steps from the City Bus Terminal and municipal parking garage. Additional rent estimated at \$7.49/SF with utilities in addition and metered to Tenant.

- ◆ **MLS #40046276**
- ◆ **C-6 Zoning**
- ◆ **Elevator**



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

dnsrealestate.ca

Dan Smith
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Base Rent**



	Square Feet	Rate	Yearly	Monthly
Base Rent	3,846	\$8.00	\$30,768.00	\$2,564.00
Additional Rent	3,846	\$7.49	\$28,806.54	\$2,400.55
Total	3,846	\$15.49	\$59,574.54	\$4,964.55

$\$4,964.55 + 645.39 \text{ (HST)} = \$5,609.94$

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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)

