

**\$5.00 Per Square Foot
Base Rent**

159 KING ST. SUITE 102-106

MLS # 126314



Approximately 2,300 SF Professional Office/Institutional space suitable for Fitness/Dance Studio. Many approved uses. Excellent downtown location and close to all amenities. Across from King Street Parking Garage. Additional rent estimated at \$7.08/SF with utilities included.

- ◆ C-6 Zoning
- ◆ Monitored Alarm System
- ◆ Sprinkler System



- ◆ Forced Air Gas Heat
- ◆ 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**

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	Square Feet	Rate	Yearly	Monthly
Base Rent	2,300	\$5.00	\$11,500.00	\$958.33
Additional Rent	2,300	\$7.08	\$16,284.00	\$1,357.00
Total	2,300	\$12.08	\$27,784.00	\$2,315.33

$\$2,315.33 + \$300.99 \text{ (HST)} = \$2,616.32$

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277 GEORGE STREET / 159 KING STREET
LOWER LEVEL - UNIT 102/104/106
PETERBOROUGH, ON



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)

