

\$1,300 Per Month

159 KING ST SUITE 214

MLS # pk2017155595



Great Downtown Location! Approximately 1,016 SF in prestigious office building at the corner of King St and George St. Large bright windows along on side of suite. Close to all downtown amenities and steps from the King St Parkade. Wheelchair accessible. Rent is broken down as follows: Base rent - \$8.92/SF and Additional rent - \$6.43/SF. Utilities in addition and metered to Tenant.

- ◇ C-6 Zoning
- ◇ Wheelchair Accessible
- ◇ Monitored Alarm System



- ◇ Sprinkler System
- ◇ Forced Air Gas Heat
- ◇ Public Washrooms

dnsrealestate.ca

Dave Smith
Broker

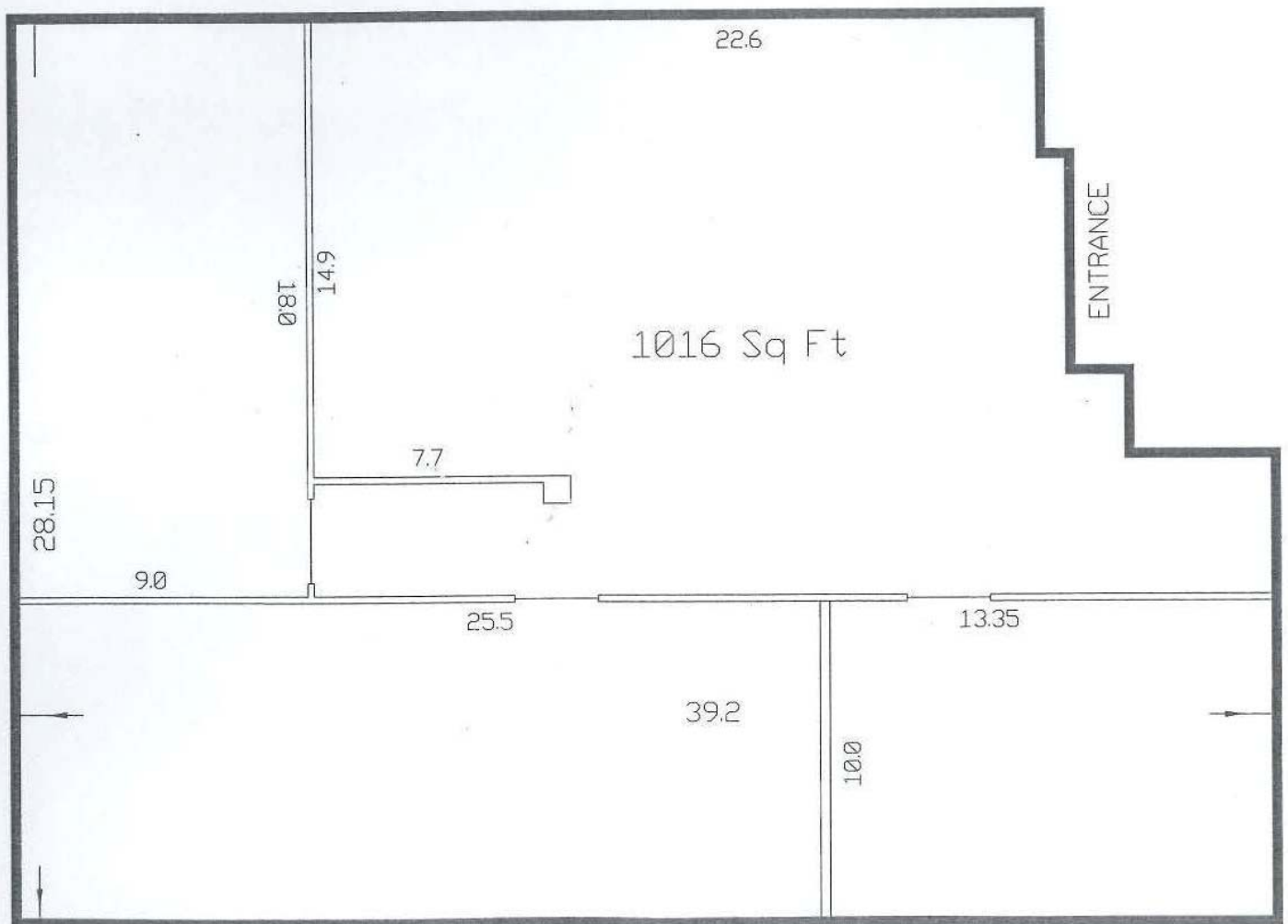
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GEORGE / KING CENTRE
277 GEORGE ST. N. / 159 KING ST.
2ND FLOOR
SUITE 214



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)

