

1600 LANSDOWNE ST W #13

**\$17.00 Per Square Foot  
Base Rent**

MLS # 245381



Approximately 2,829 SF of prime Retail/Office/Institutional space, located in a great, high traffic and well established plaza on Lansdowne St West. Ample on-site parking and on the city Transit system. Very high exposure space with large signage facing onto Lansdowne St and a well lit pylon sign which can be seen coming both ways of the street. Many approved uses under the current zoning. Additional rent estimated at \$11.25/SF with utilities in addition and metered to the Tenant.

- \* SP.215 Zoning
- \* Busy Retail Plaza
- \* Plenty Paved Parking



- \* Natural Gas Heating
- \* Air Conditioned
- \* 3 - 2 pc Washrooms

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

All data is subject to Errors, Omissions or Revisions and is not warranted.

**Dave Smith  
Broker**

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	<b>Square Feet</b>	<b>Rate</b>	<b>Yearly</b>	<b>Monthly</b>
<b>Base Rent</b>	2,829	\$17.00	\$48,093.00	\$4,007.75
<b>Additional Rent</b>	2,829	\$11.25	\$31,826.25	\$2,652.19
<b>Total</b>	2,829	\$28.25	\$79,919.25	\$6,659.94

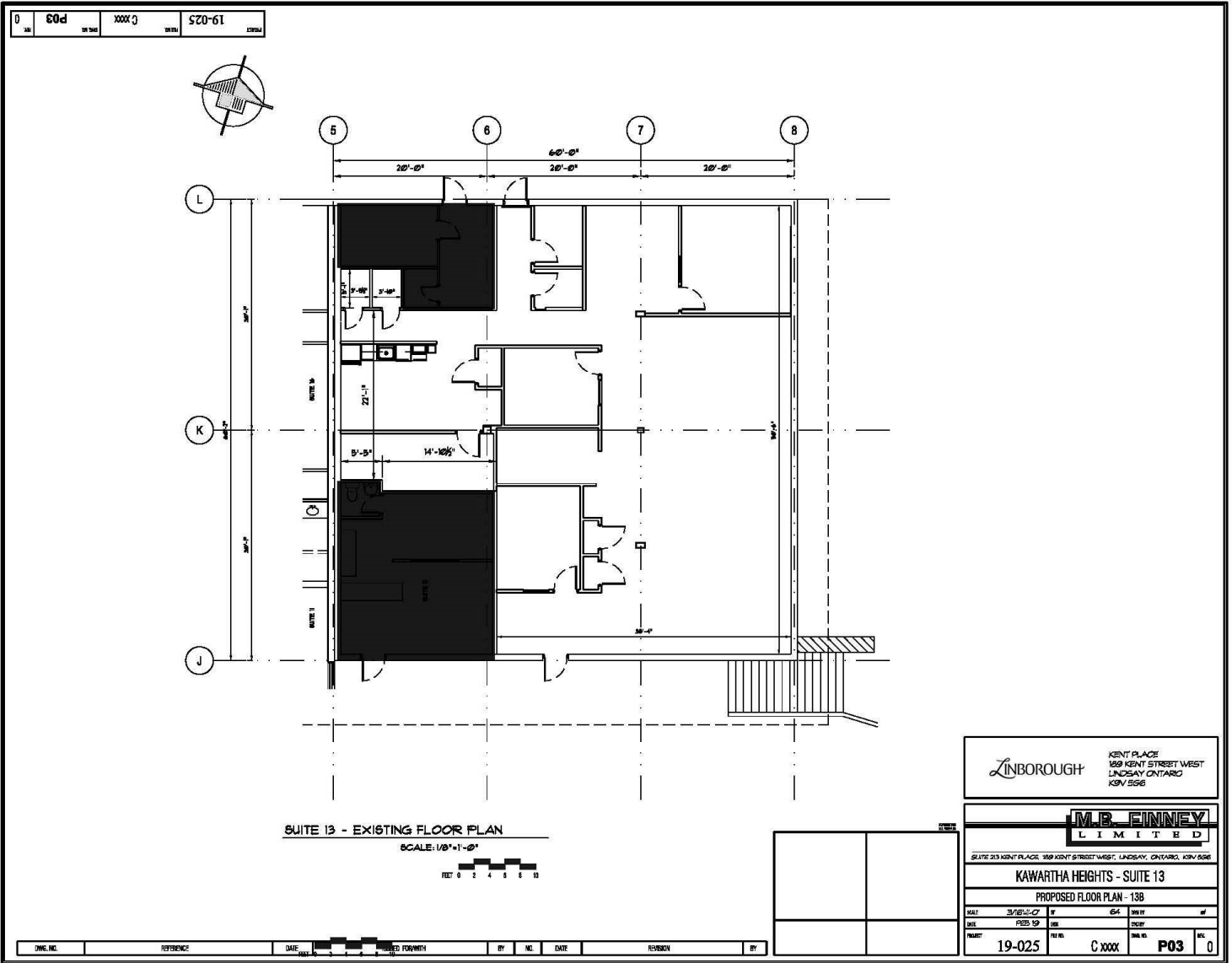
$\$6,659.94 + \$865.79 \text{ (HST)} = \$7,525.73$

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**SECTION 245**

**SPECIAL DISTRICT 215 (SP.215)**

245.1 For the purpose of this by-law, land use district "Special District 215" is hereby established and may be referred to by the symbol "SP.215".

**PERMITTED USES**

245.2 No person shall within an SP.215 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
- (i) a beer, wine or liquor store
- (j) a studio or craft workshop
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a service station
- (n) a retail establishment including a convenience retail store, drug store or bakeshop for the sale of:
  - i) food
  - ii) optical supplies
  - iii) books, magazines 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) jewellery
  - xii) radio, television, electrical and home appliances
  - xiii) clothing, office supplies, home furnishings
  - xiv) hardware
- (o) an establishment wherein any of the foregoing merchandise of Section (n) is rented or repaired.
- (p) a sub-post office
- (q) a gymnasium or health club

