

1600 LANSDOWNNE ST W #13A

**\$14.00 Per Square
Foot Base Rent**

MLS # 245389



Approximately 1,651 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 \$8.13/SF with utilities in addition and metered to the Tenant.

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



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

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

**Dave Smith
Broker**

207 Simcoe Street
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Phone: 705-749-1602
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	Square Feet	Rate	Yearly	Monthly
Base Rent	1,651	\$14.00	\$23,114.00	\$1,926.17
Additional Rent	1,651	\$8.13	\$13,422.63	\$1,118.55
Total	1,651	\$22.13	\$36,536.63	\$3,044.72

$\$3,044.72 + \$395.81 \text{ (HST)} = \$3,440.53$

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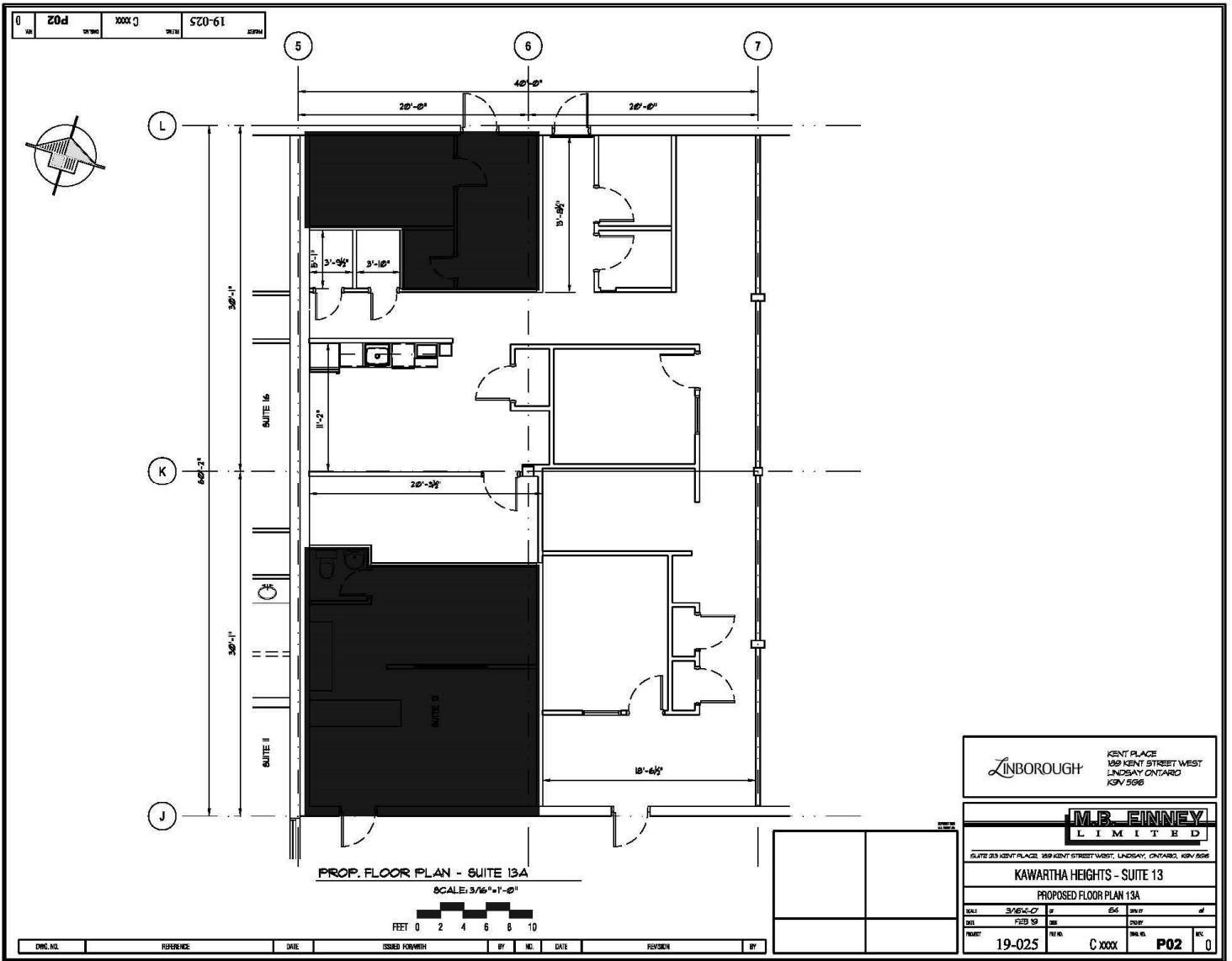
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SECTION 245

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

