

1840 Lansdowne St W Unit 16/17

**\$16.50 Per
Square Foot
Base Rent**



Approximately 3,964 SF space in great high traffic location at the west end of the busy Lansdowne strip. Large high profile plaza anchored by No Frills, the #1 grocery store in the west end, with plenty of parking. Great Leasing Opportunity. Additional rent estimated at \$11.69 which includes hydro and water.

- MLS # 275577
- SP.121 Zoning
- Plenty Paved Parking



- Forced Air Electric Heat
- Fully Air Conditioned
- 2 - 2 Pc Washrooms

David N Smith
Broker

207 Simcoe St
Peterborough ON K9H 2H6



Phone: 705-749-1602
Toll Free: 1-800-461-6419

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**\$16.50 Per
Square Foot
Base Rent**



	Square Feet	Rate	Yearly	Monthly
Base Rent	3,964	\$16.50	\$65,406.00	\$5,450.50
Additional Rent	3,964	\$11.69	\$46,339.16	\$3,861.60
Total	3,964	\$28.19	\$111,745.16	\$9,312.10

$\$9,312.10 + \$1,210.57 \text{ (HST)} = \$10,422.67$

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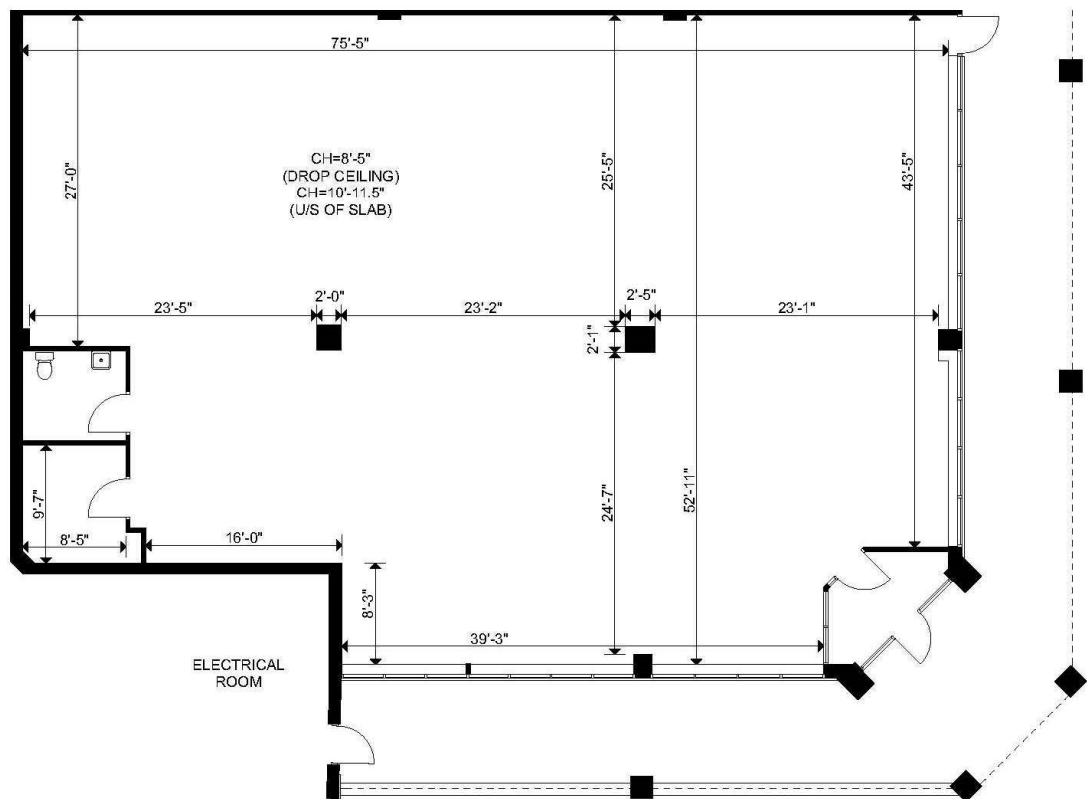
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UNIT 16 & 17

3,964 sq.ft.



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January 31, 2013
(OMB PL100844)

SECTION 151

SPECIAL DISTRICT 121 (SP.121)

151.1 For the purpose of this by-law, land use district "Special District 121" is hereby established and may be referred to as the symbol "SP.121".

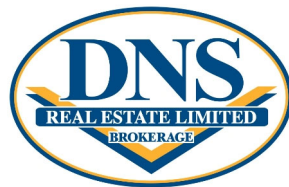
PERMITTED USES:

151.2 No person shall within an SP.121 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a video rental establishment
- b) a personal service establishment
- c) a sub post office
- d) a dry cleaning depot (Class 2)
- e) a printing shop
- f) a convenience retail store
- g) a bake shop
- h) a self service laundry
- i) a studio or craft workshop
- j) a day nursery
- k) a repair shop for electronics and appliances
- l) a mailbox rental service outlet
- m) a retail establishment
- n) a retail catalogue sales establishment
- o) a rental establishment with no outdoor display and/or storage
- p) a clinic
- q) a food store
- r) a drug store
- s) an art school, music school, dance school or fine arts school
- t) a gymnasium or health club
- u) a place of assembly
- v) a restaurant
- w) a bowling alley
- x) a bank, financial institution or loan company
- y) a retail establishment for the sale of:
 - i) beer, wine and/or liquor
 - ii) optical
 - iii) paint, wallpaper, decorating supplies
 - iv) hardware

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