



# 785 The Kingsway Unit B



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

Approximately 1,273 SF. of office space in excellent location with easy access to The Parkway and right across the road from the Lansdowne Mall. On site parking. Additional rent estimated at \$6.72 SF. Utilities included in rent.

- ◇ MLS# 40181180
- ◇ Toronto MLS# X5414624
- ◇ SP.210 & M3.2 Zoning



- ◇ Plenty Paved Parking
- ◇ Natural Gas Heating
- ◇ Air Conditioned

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





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	Square Feet	Rate	Yearly	Monthly
Base Rent	1,273	\$5.00	\$6,365.00	\$530.42
Additional Rent	1,273	\$6.72	\$8,554.56	\$712.88
<b>Total</b>	<b>1,273</b>	<b>\$11.72</b>	<b>\$14,919.56</b>	<b>\$1,243.30</b>

$$\$1,243.30 + \$161.63 \text{ (HST)} = \$1,404.93$$

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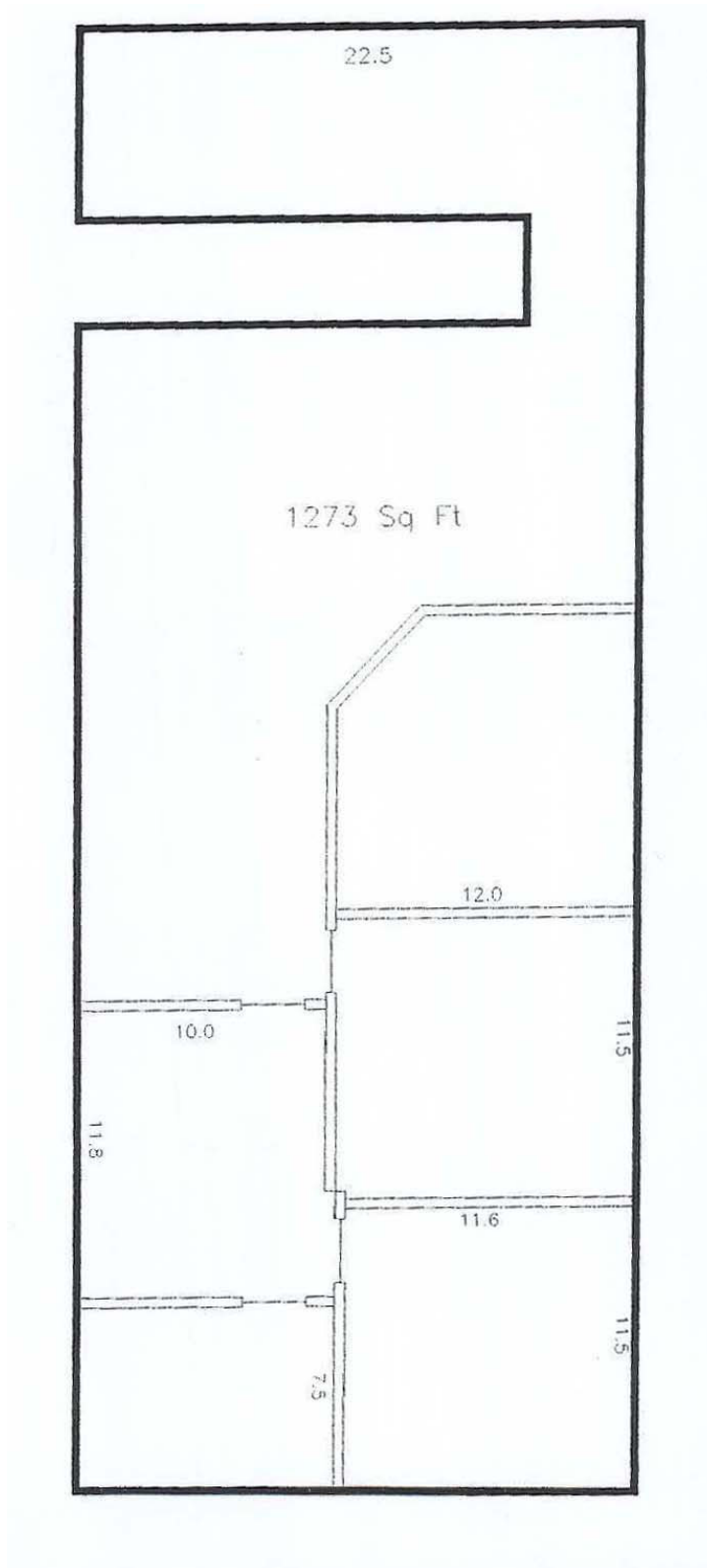
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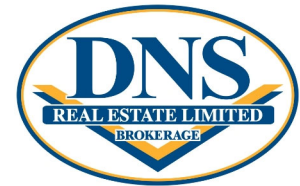
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## Unit B





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## SECTION 240

### SPECIAL DISTRICT 210 (SP.210)

240.1 For the purpose of this by-law, land use district "Special District 210" is hereby established and may be referred to by the symbol "SP.210".

#### PERMITTED USES

240.2 No person shall within an SP.210 district use any land or erect, alter or use any building or part thereof for any part other than:

- (a) a business management service establishment
- (b) a retail establishment for the sale of
  - i) hardware
  - ii) radio, television and electrical appliances
  - iii) floor covering
  - iv) paint, wallpaper and decorating supplies
  - v) new auto parts and accessories
  - vi) computers, and
  - vii) medical supplies
- (c) an establishment wherein any of the merchandise listed in paragraph (b) is rented or repaired.
- (d) a trade school
- (e) an establishment for training or testing of motor vehicle drivers





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## Unit B



### INDUSTRIAL DISTRICTS

**19.1** No person shall within any Industrial District use any land or erect, alter or use any building of part thereof for any purpose other than those uses listed below.

ZONING DISTRICT	PERMITTED USES
<b>M1.1 Light Industrial</b>	A warehouse; self-service storage establishment; wholesale establishment; contractor's establishment; tradesman's shop; vehicle repair establishment; car wash; transportation terminal; bottling establishment; woodworking shop; heavy truck and equipment sales and service; dog kennel; animal hospital; dry cleaning establishment Class 1; rental establishment excluding automobile and video rental; publishing and printing establishment; research & development laboratory; building products establishment; nursery/greenhouse; utility service installation; communications and broadcasting establishment.
<b>M1.2 General Industrial</b>	All M1.1 uses plus an assembly, processing or manufacturing plant excluding a plant used for specific industrial uses; a feed/flour mill; a fuel storage facility.
<b>M2.1 Prestige Industrial</b>	A warehouse; wholesale establishment; transportation terminal; publishing and printing establishment; research & development laboratory; utility service installation; communications & broadcasting establishment; architectural, engineering or technical service establishment; industrial office; chemical blending establishment; contained assembly, processing or manufacturing plant excluding a plant used for specific industrial uses.
<b>M2.2 Business Park</b>	All M2.1 uses plus a regional scale office facility
<b>M2.3 Prestige and Service Industrial</b>	All M2.1 uses plus business service establishment; heavy truck and equipment sales and service; rental establishment excluding automobile and video rental (08-151).
<b>M3.1 Service Industrial</b>	All M1.1 uses plus a business service establishment; a contained assembly, processing or manufacturing plant excluding a plant used for specific industrial use.
<b>M3.2 Enhanced Service Industrial</b>	All M3.1 uses plus a place of assembly; police station; fire hall; ambulance dispatch station; school; day nursery; library; museum; art gallery; studio workshop.
<b>M3.3 Service Node</b>	All M3.1 and M3.2 uses plus a financial institution; restaurant
<b>M3.4 Enhanced Service Industrial &amp; Office</b>	All M3.1 and M3.2 uses plus an office or a clinic within an existing building.

