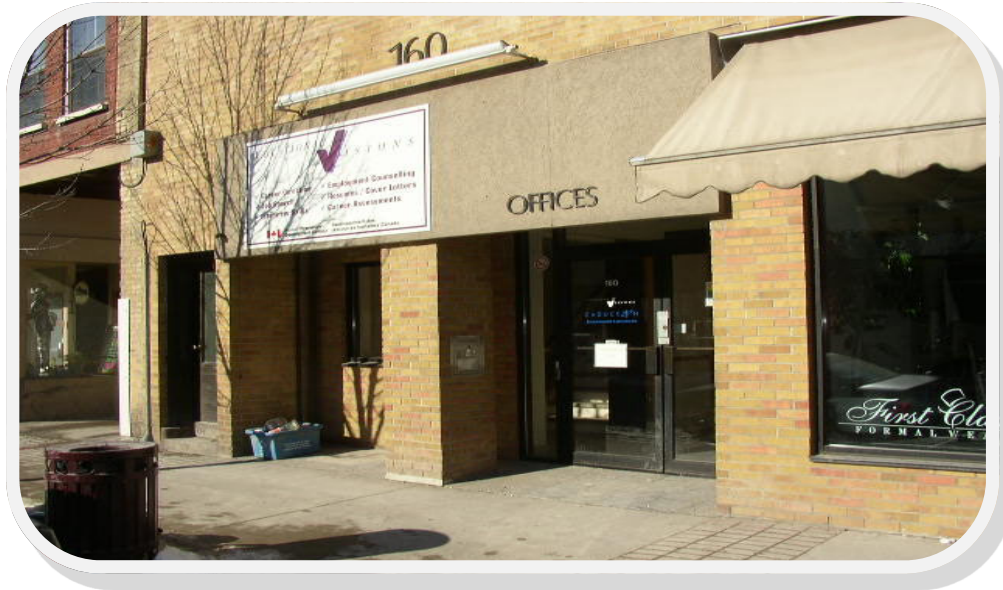
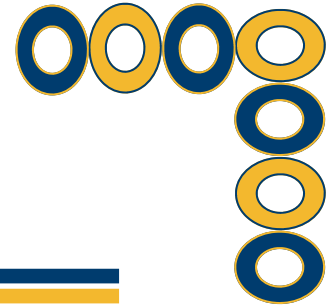


# 160 Charlotte St

## Unit 203



### **\$11.00 Per Square Foot Base Rent**

Great Office space corner of Charlotte and George St. Approximately 630 SF on the Second Floor with elevator access. Downtown location in the centre of the Business district. Additional rent and charges estimated at \$7.14 per square foot with utilities in addition and metered to Tenant.

- ◆ MLS # 40046199
- ◆ C-6 Zoning
- ◆ Great downtown location
- ◆ Public Washrooms



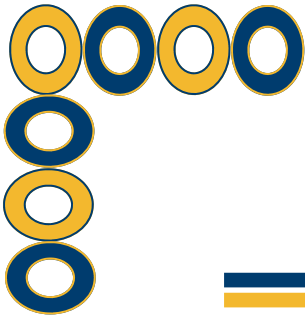
- ◆ Elevator
- ◆ Alarm System
- ◆ Forced Air Gas Heat
- ◆ Central Air

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

Dan Smith  
Sales Representative  
207 Simcoe Street  
Peterborough ON K9H 2H6

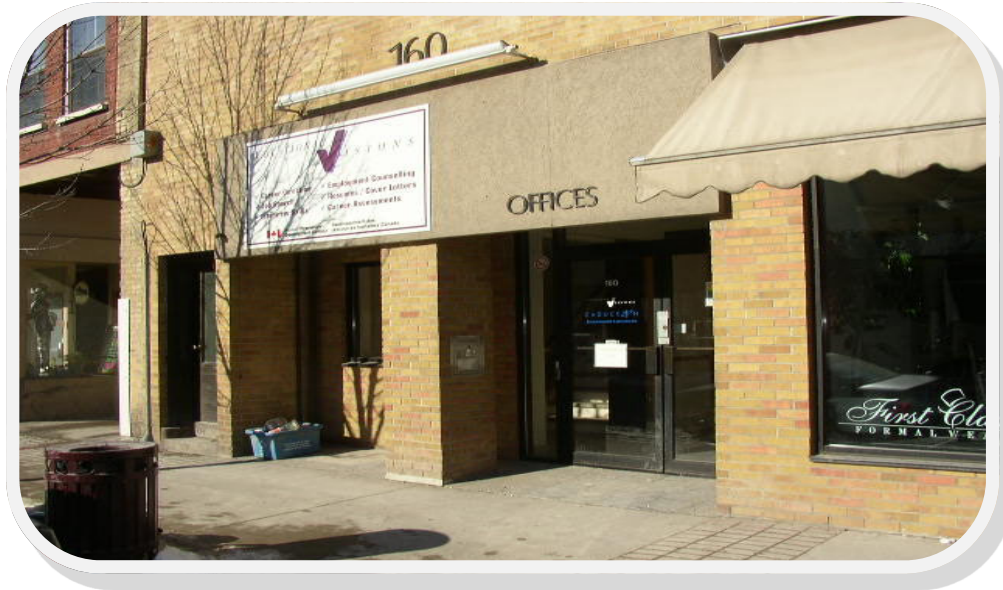
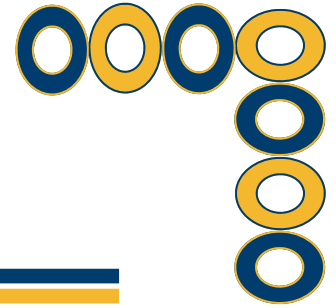


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# 160 Charlotte St

## Unit 203



### \$11.00 Per Square Foot Base Rent

		Yearly	Monthly
Base Rent	630 SF X \$11.00 =	\$6,930.00	/12 = \$577.50
Additional Rent	630 SF X \$7.14 =	\$4,498.20	/12 = \$374.85
Total	630 SF X \$18.14 =	\$11,428.20	/12 = \$952.35

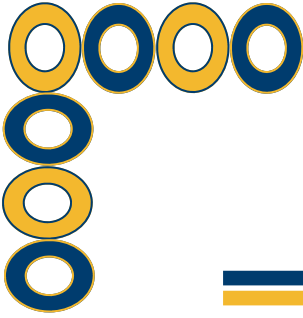
$\$952.35 + \$123.81 \text{ (HST)} = \$1,076.16$

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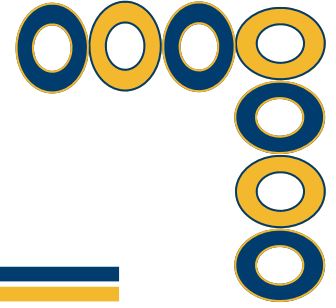


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# 160 Charlotte St

## Unit 203



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### 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)

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