

**\$8.00 Per Square  
Foot Base Rent**

**151 KING STREET #S30**

**MLS # 138843**



**Prime downtown commercial space at the corner of King St and George St. and fronting on both streets. Approximately 4,800 SF with many approved uses including, Retail, Office, Clinic, Institutional. Great visual exposure and close to all downtown amenities and just steps from the King St Parkade. Additional rent estimated at \$5.48 with utilities in addition and metered to Tenant**

- ◆ C-6 Zoning
- ◆ Exposure on 2 Street Fronts
- ◆ Reserved Parking Available
- ◆ Monitored Alarm System
- ◆ Kitchenette
- ◆ Forced Air Gas Heat
- ◆ Central Air
- ◆ His and Hers Washrooms



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

**Dave Smith  
Broker**

**207 Simcoe Street  
Peterborough ON K9H 2H6**



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

**Fax: 705-749-1620  
Email: [dave@dnsrealestate.ca](mailto:dave@dnsrealestate.ca)**

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

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	<b>Square Feet</b>	<b>Rate</b>	<b>Yearly</b>	<b>Monthly</b>
<b>Base Rent</b>	<b>4,800</b>	<b>\$8.00</b>	<b>\$38,400.00</b>	<b>\$3,200.00</b>
<b>Additional Rent</b>	<b>4,800</b>	<b>\$5.48</b>	<b>\$26,304.00</b>	<b>\$2,192.00</b>
<b>Total</b>	<b>4,800</b>	<b>\$13.48</b>	<b>\$64,704.00</b>	<b>\$5,392.00</b>

**\$5,392.00+ \$700.96 (HST) = \$6,092.96**

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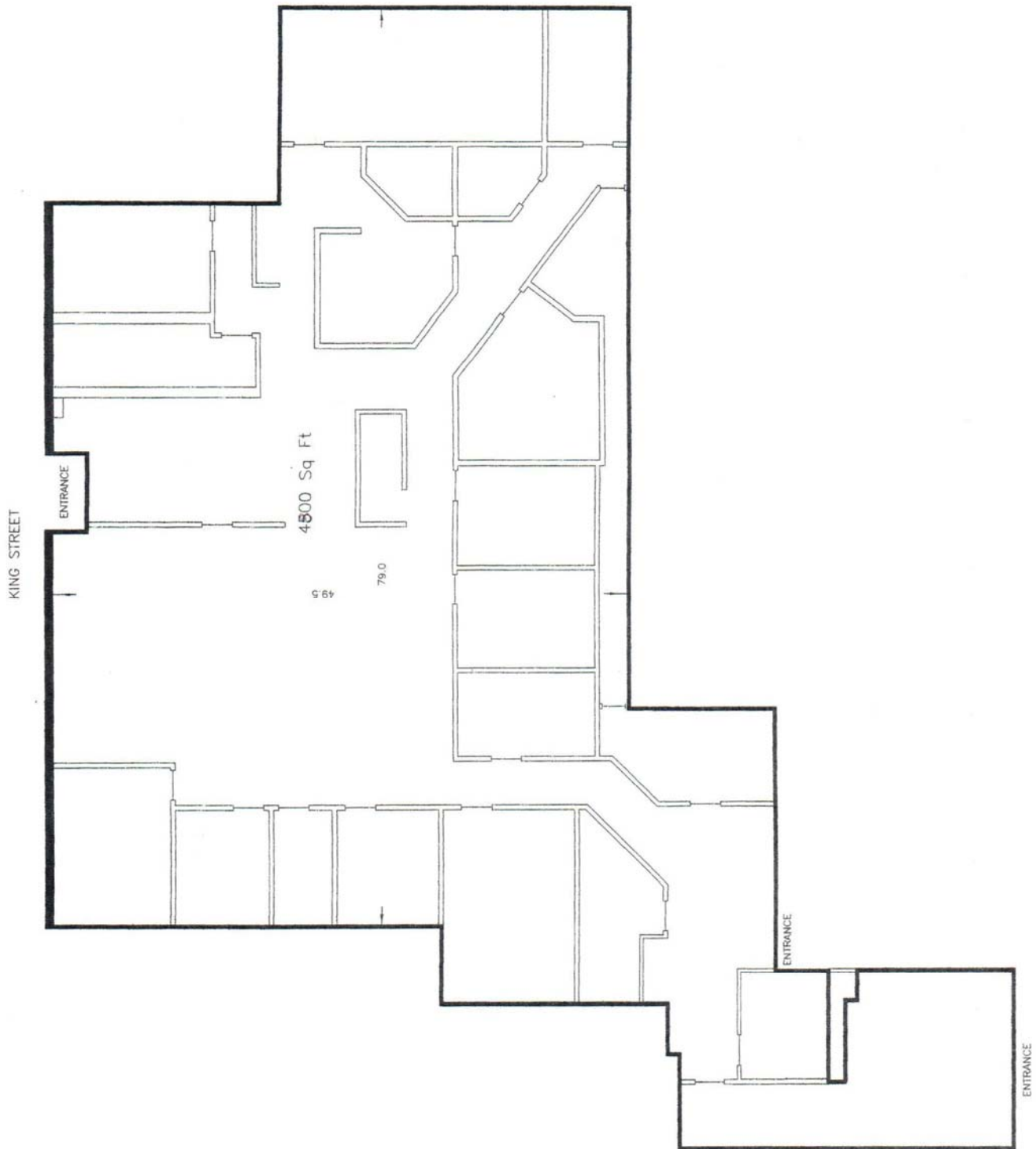


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277 GEORGE ST/159 KING STREET  
PETERBOROUGH, ON  
STREET LEVEL  
SUITE S30

GEORGE STREET



## 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)

