

**\$7.30 Per Square Foot  
Base Rent**

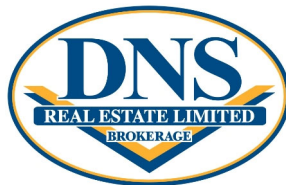
**159 KING ST. SUITE 203-A**

**MLS # 40250899**



**Great location at the corner of King St and George St N. Approximately 480 SF bright office space ideal for individual looking to relocate out of home office. Wheelchair Accessible. Across the street from King Street Parkade and close to city Bus Terminal. Additional Rent Estimated at \$7.98/SF with utilities included.**

- ◆ C-6 Zoning
- ◆ Wheelchair Accessible
- ◆ Monitored Alarm System



- ◆ Sprinkler System
- ◆ Forced Air Gas Heat
- ◆ Public Washrooms

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

**Linda Sage  
Broker of Record  
207 Simcoe Street  
Peterborough ON K9H 2H6**



**Phone: 705-749-1602  
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	<b>Square Feet</b>	<b>Rate</b>	<b>Yearly</b>	<b>Monthly</b>
<b>Base Rent</b>	<b>480</b>	<b>\$7.30</b>	<b>\$3,504.00</b>	<b>\$292.00</b>
<b>Additional Rent</b>	<b>480</b>	<b>\$7.98</b>	<b>\$3,830.40</b>	<b>\$319.20</b>
<b>Total</b>	<b>480</b>	<b>\$15.28</b>	<b>\$7,334.40</b>	<b>\$611.20</b>

$\$611.20 + \$79.46 \text{ (HST)} = \$690.66$

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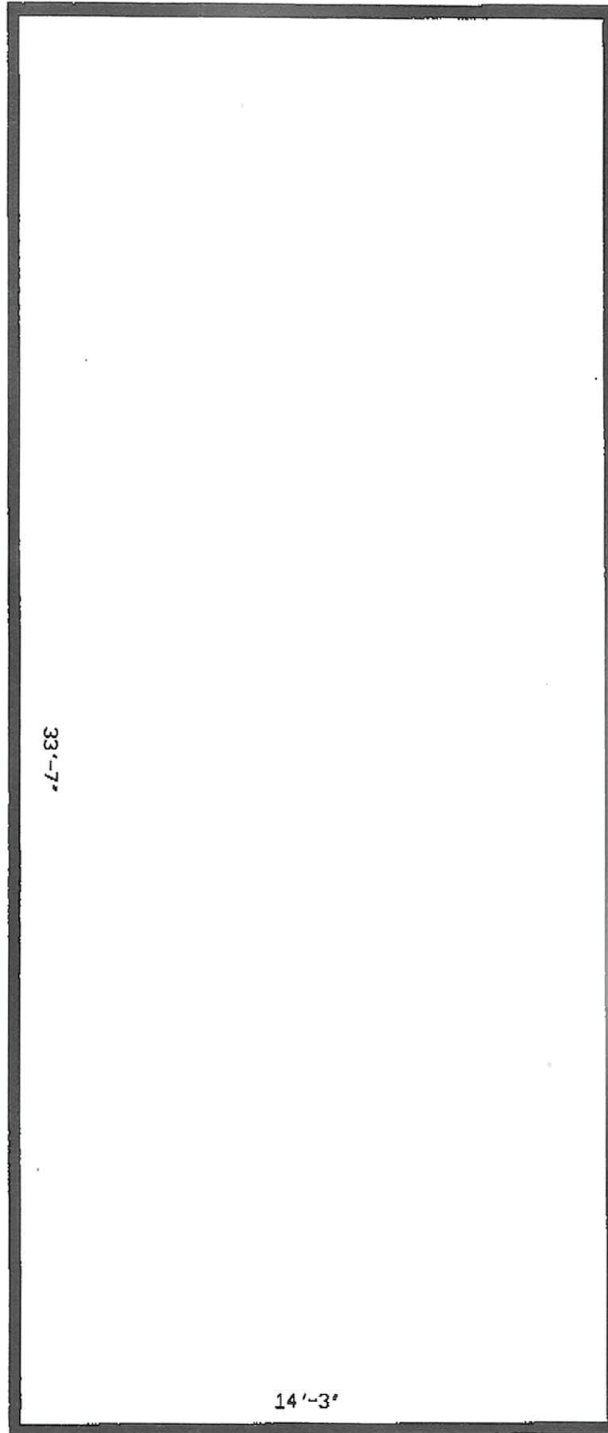
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# Approximately 480 SF

ENTRANCE



## 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)

