

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

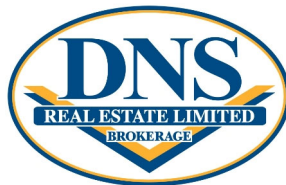
159 KING ST. SUITE 301

MLS # 40204292



Great office space in excellent high traffic downtown location. Approximately 1,321 SF on 3rd floor of well maintained building with elevator and central air. Across from the King Street Parkade and close to City Transit and Peterborough Square Mall. Additional rent, which includes property taxes estimated at \$7.93/SF which includes common expenses and utilities.

- ◆ C-6 Zoning
- ◆ Monitored Alarm System
- ◆ Sprinkler System



- ◆ Forced Air Gas Heat
- ◆ Air Conditioned
- ◆ Public Washrooms

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**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**

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| | Square Feet | Rate | Yearly | Monthly |
|------------------------|--------------------|----------------|--------------------|-------------------|
| Base Rent | 1,321 | \$7.30 | \$9,643.30 | \$803.61 |
| Additional Rent | 1,321 | \$7.93 | \$10,475.53 | \$872.96 |
| Total | 1,321 | \$15.23 | \$20,118.83 | \$1,676.57 |

\$1,676.57+ \$217.95 (HST) = \$1,894.52

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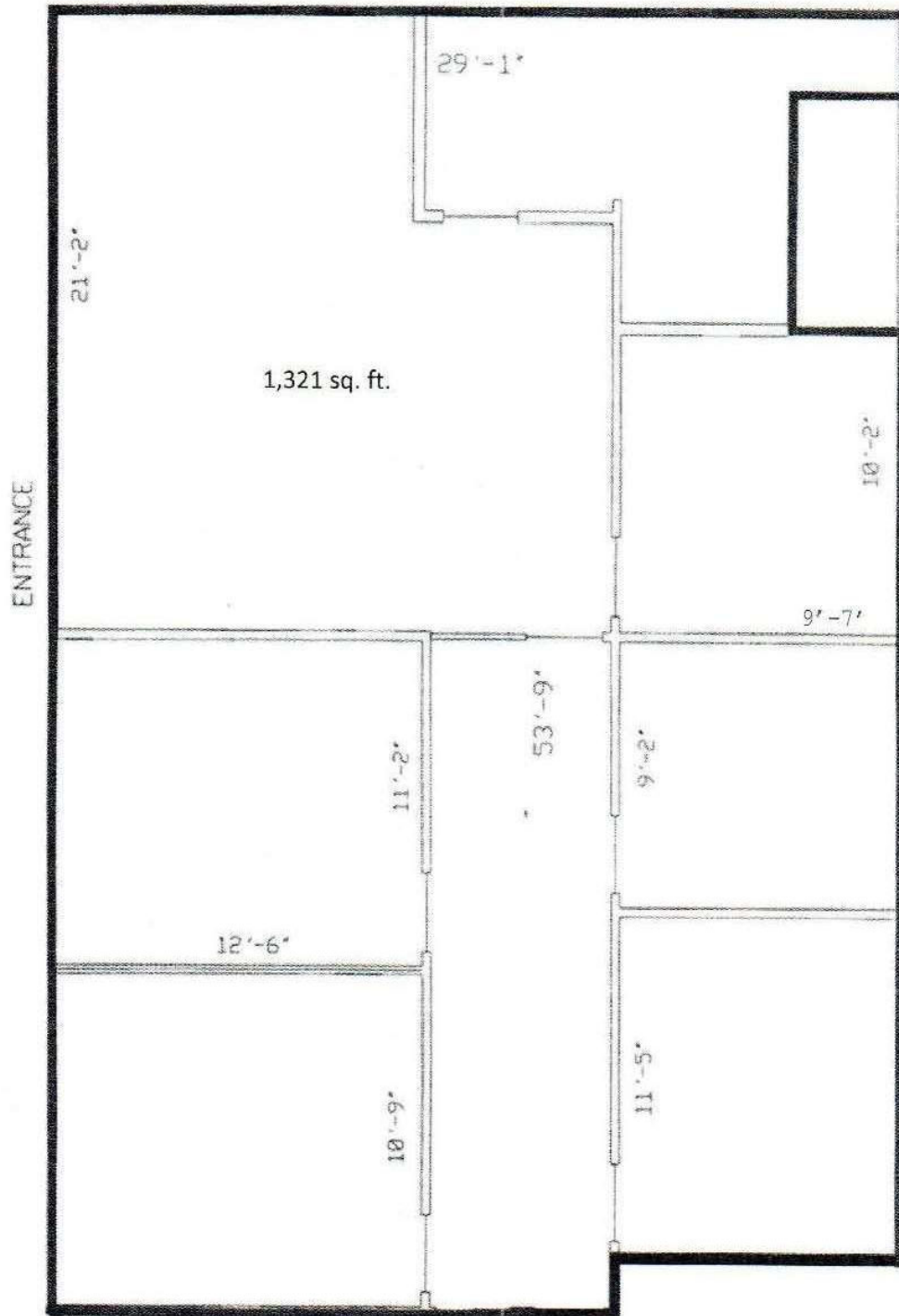
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Approximately 1,321 Square Feet



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)

