

**\$10.00 Per Square Foot  
Base Rent**

**184 CHARLOTTE STREET #203**

**MLS # 40293939**



Approximately 705 square feet of Office Space in great downtown location between George St and Aylmer St. Close to all downtown amenities and steps from the King St Parkade, Citi Centre Parking and the Charlotte Mews. Additional rent estimated at \$2.05/ square foot, adjusted annually to actual, with hydro in addition and metered to Tenant. This unit has 2 offices, a large reception area with 2 shared washrooms for Tenants.

- \* C-6 Zoning
- \* Toronto MLS #X5694079
- \* Immediate Availability



- \* Forced Air Electric Heat
- \* Air Conditioned
- \* Public Washrooms

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

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	Square Feet	Rate	Yearly	Monthly
Base Rent	705	\$10.00	\$7,050.00	\$587.50
Additional Rent	705	\$2.05	\$1,445.25	\$120.44
<b>Total</b>	<b>705</b>	<b>\$12.05</b>	<b>\$8,495.25</b>	<b>\$707.94</b>

$\$707.94 + \$92.03 \text{ (HST)} = \$799.97$

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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)

