

**\$10.50 Per Square Foot
Base Rent**

203 SIMCOE STREET # 3 & 4

MLS # 40317465



Great downtown Retail/Office location in the busy Charlotte Mews across from the Municipal Parking and Transit Terminal. Approximately 904 square feet with parking just steps from the front door for customers. High pedestrian traffic in the area with a wide variety of retail/office businesses located in The Mews with a solid customer base. Additional rent estimated at \$3.13 per square foot (adjusted annually to actual) with utilities in addition and metered to Tenant.

- * **C-6 Zoning**
- * **Toronto MLS #X5750023**
- * **Immediate Availability**



- * **Electric Forced Air Heat**
- * **Air Conditioned**
- * **2 - 2 pc Washrooms**

dnsrealestate.ca

Dan Smith
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| | Square Feet | Rate | Yearly | Monthly |
|------------------------|--------------------|----------------|--------------------|-------------------|
| Base Rent | 904 | \$10.50 | \$9,492.00 | \$791.00 |
| Additional Rent | 904 | \$3.13 | \$2,829.52 | \$235.79 |
| Total | 904 | \$13.63 | \$12,321.52 | \$1,026.79 |

$\$1,026.79 + \$133.48 \text{ (HST)} = \$1,160.27$

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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)

