

\$1,000 Per Month

458 GEORGE STREET N



Great downtown location for this approximately 300 SF space with immediate availability. Many approved uses under the C-6 zoning. Comes with 2 parking spaces. TMI and utilities included in rent.

- ◆ **MLS #40349145**
- ◆ **Toronto MLS #X5825958**
- ◆ **C-6 Zoning**



- ◆ **Storefront Window**
- ◆ **Forced Air Gas Heat**
- ◆ **2 Pc Washroom**

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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)

