

**\$16.00 Per Square Foot  
Base Rent**

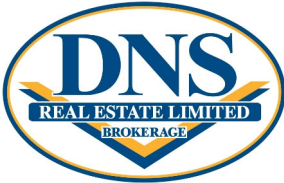
**1600 LANSDOWNE ST W #14**

**MLS # 40344080**



Approximately 900 square feet of prime Retail/Office space located in a great, high traffic and well maintained plaza on Lansdowne St West. Ample on-site parking and on the city Transit system. Very high exposure space with large signage facing onto Lansdowne St and a well lit pylon sign which can be seen coming from both directions on Lansdowne Street. Many approved uses under the current zoning. Additional rent estimated at \$8.13/SF with utilities in addition and metered to the Tenant. Unit is currently operating as a variety store.

- \* SP.215 Zoning
- \* Busy Retail Plaza
- \* Plenty Paved Parking



- \* Natural Gas Heating
- \* Air Conditioned
- \* 2 pc Washroom

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

**Dan Smith**  
Sales Representative  
207 Simcoe Street  
Peterborough ON K9H 2H6



Phone: 705-749-1602  
Toll Free: 1-800-461-6419  
Fax: 705-749-1620  
Email: [dan@dnsrealestate.ca](mailto:dan@dnsrealestate.ca)

**\$16.00 Per Square Foot  
Base Rent**

**1600 LANSDOWNE ST W #14**

**MLS # 40344080**



	Square Feet	Rate	Yearly	Monthly
<b>Base Rent</b>	<b>900</b>	<b>\$16.00</b>	<b>\$14,400.00</b>	<b>\$1,200.00</b>
<b>Additional Rent</b>	<b>900</b>	<b>\$8.13</b>	<b>\$7,317.00</b>	<b>\$609.75</b>
<b>Total</b>	<b>900</b>	<b>\$24.13</b>	<b>\$21,717.00</b>	<b>\$1,809.75</b>

$\$1,809.75 + \$235.27 \text{ (HST)} = \$2,045.02$

**dnsrealestate.ca**

**Dan Smith**  
**Sales Representative**  
 207 Simcoe Street  
 Peterborough ON K9H 2H6



**Phone: 705-749-1602**  
**Toll Free: 1-800-461-6419**  
**Fax: 705-749-1620**  
**Email: dan@dnsrealestate.ca**

**SECTION 245**

**SPECIAL DISTRICT 215 (SP.215)**

245.1 For the purpose of this by-law, land use district "Special District 215" is hereby established and may be referred to by the symbol "SP.215".

**PERMITTED USES**

245.2 No person shall within an SP.215 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a bank, financial institution or loan company
- (b) an office, excluding a veterinary office
- (c) a clinic
- (d) a barber shop
- (e) a beauty shop
- (f) a dressmaker or tailor shop
- (g) a shoe shine parlour or a shoe repair shop
- (h) a dry-cleaning establishment - Class 2
- (i) a beer, wine or liquor store
- (j) a studio or craft workshop
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a service station
- (n) a retail establishment including a convenience retail store, drug store or bakeshop for the sale of:
  - i) food
  - ii) optical supplies
  - iii) books, magazines and stationery
  - iv) smoking supplies
  - v) art supplies
  - vi) floral and horticultural products
  - vii) photographic supplies
  - viii) paint, wallpaper and decorating supplies
  - ix) sporting goods (excluding boats, snowmobiles, motorcycles, motors)
  - x) pharmaceuticals
  - xi) jewellery
  - xii) radio, television, electrical and home appliances
  - xiii) clothing, office supplies, home furnishings
  - xiv) hardware
- (o) an establishment wherein any of the foregoing merchandise of Section (n) is rented or repaired.
- (p) a sub-post office
- (q) a gymnasium or health club

