

**\$7.50 Per Square Foot  
Base Rent**

**261 GEORGE ST. N #201**

**MLS # 40369283**



Large bright professional office suite consisting of approximately 1,728 SF and located on the 2nd floor at 261 George Street North in the heart of the downtown business core. Elevator and/or stair access with shared washrooms. Within walking distance to the Peterborough transit station and King Street parking garage. Additional rent estimated at \$9.70/sf which also includes utilities.

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



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

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

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



Phone: 705-749-1602  
Mobile: 705-760-0401  
Fax: 705-749-1620  
Email: [dan@dnsrealestate.ca](mailto:dan@dnsrealestate.ca)

**\$7.50 Per Square Foot  
Base Rent**

**261 GEORGE ST. N #201**

**MLS # 40369283**



	<b>Square Feet</b>	<b>Rate</b>	<b>Yearly</b>	<b>Monthly</b>
<b>Base Rent</b>	<b>1,728</b>	<b>\$7.50</b>	<b>\$12,960.00</b>	<b>\$1,080.00</b>
<b>Additional Rent</b>	<b>1,728</b>	<b>\$9.70</b>	<b>\$16,761.60</b>	<b>\$1,396.80</b>
<b>Total</b>	<b>1,728</b>	<b>\$17.20</b>	<b>\$29,721.60</b>	<b>\$2,476.80</b>

$\$2,476.80 + \$321.98 \text{ (HST)} = \$2,798.78$

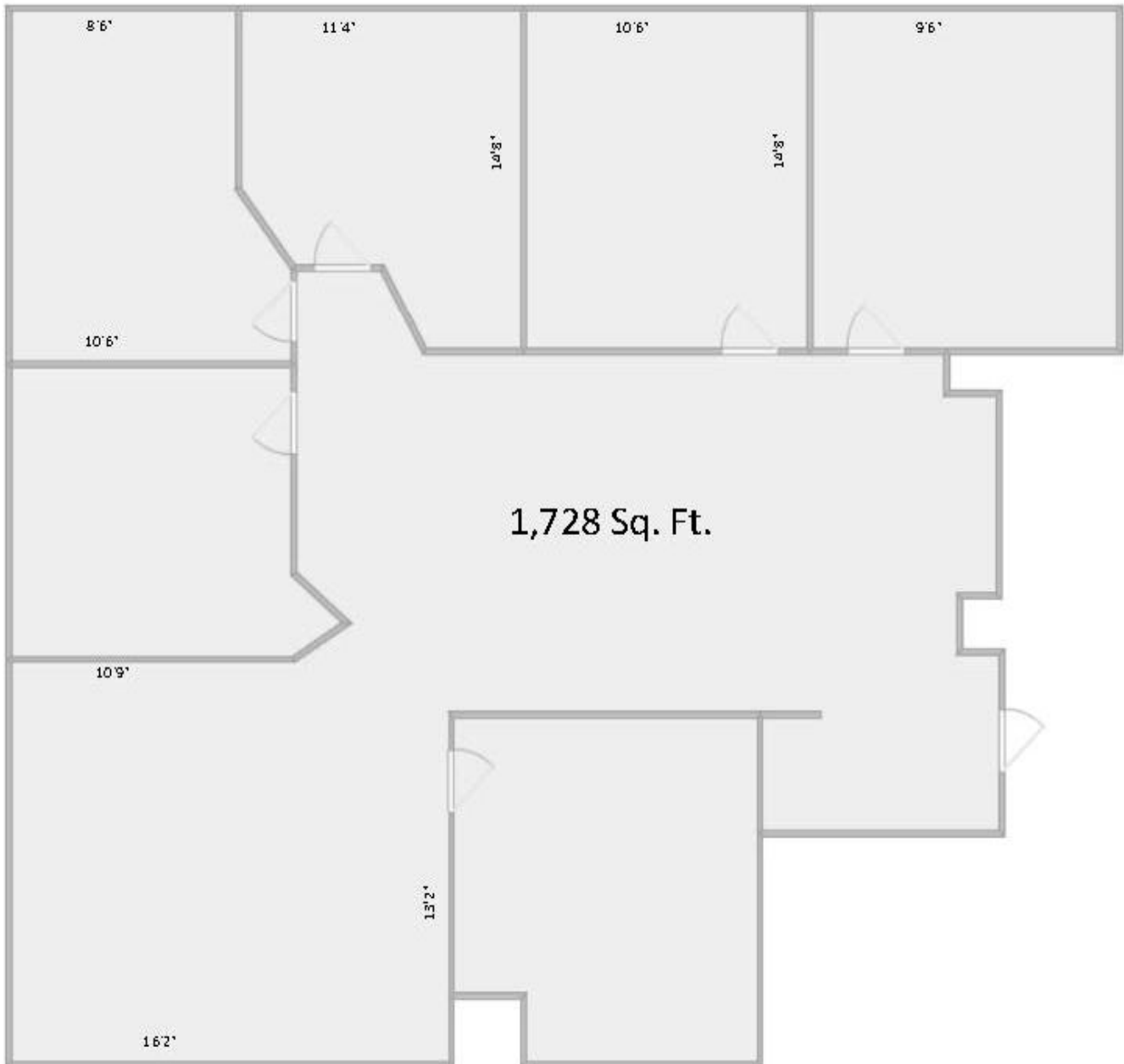
**[dnsrealestate.ca](http://dnsrealestate.ca)**

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



**Phone: 705-749-1602**  
**Mobile: 705-760-0401**  
**Fax: 705-749-1620**  
**Email: [dan@dnsrealestate.ca](mailto:dan@dnsrealestate.ca)**

262 GEORGE STREET  
2<sup>ND</sup> FLOOR  
SUITE 201



Note: Floorplan is not to scale and measurements are approximate



## 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)

