

**\$18.00 Per Square Foot Base Rent**

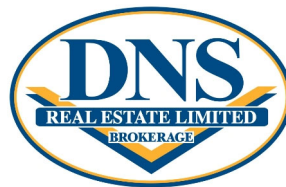
**871-875 CHEMONG RD #13**

**MLS # 40377227**



**Prime retail location in busy North end Neighbourhood Plaza on Chemong Rd's 'Golden Mile', with ample on-site parking. Approximately 1,073 SF ground floor space in same plaza as Tim Horton's, The Bulk Barn, Dollarama, Pet Value and many other independent retailers. Kitchenette, front and rear entrance, 2 pc washroom. Many approved uses under the current C-3 zoning. Additional rent estimated at \$10.55/SF. Years 3-5 at \$19.00 Per Square Foot.**

- ◆ Toronto MLS #X5913025
- ◆ Plenty Common Parking
- ◆ Kitchenette



- ◆ Gas Heat
- ◆ Central Air
- ◆ 2 Pc Washroom

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

**Dan Smith**  
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	<b>Square Feet</b>	<b>Rate</b>	<b>Yearly</b>	<b>Monthly</b>
<b>Base Rent</b>	<b>1,073</b>	<b>\$18.00</b>	<b>\$19,314.00</b>	<b>\$1,609.50</b>
<b>Additional Rent</b>	<b>1,073</b>	<b>\$10.55</b>	<b>\$11,320.15</b>	<b>\$943.35</b>
<b>Total</b>	<b>1,073</b>	<b>\$28.55</b>	<b>\$30,634.15</b>	<b>\$2,552.85</b>

$$\$2,552.85 + \$331.87 \text{ (HST)} = \$2,884.72$$

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January 5, 2001

## SECTION 15

## COMMERCIAL DISTRICT 3 (C.3)

## PERMITTED USES

15.1 No person shall within a C.3 District use any land or erect, alter or use any building or part thereof for any purpose other than a shopping centre limited to the following:

- (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 studio or craft workshop
- (j) an art school, music school, dance school, or fine arts school
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a place of entertainment
- (n) a gymnasium or health club
- (o) a place of assembly
- (p) a club house or lodge hall
- (q) a church
- (r) a retail establishment including a department store, convenience retail store, drug store or bakeshop, for the sale of,
  - i) food
  - ii) beer, wine or liquor
  - iii) hardware
  - iv) new auto parts and accessories
  - v) radio, television, electrical and home appliances
  - vi) furniture
  - vii) shoes and clothing
  - viii) dry goods
  - ix) jewellery
  - x) optical supplies
  - xi) books, magazines and stationery
  - xii) smoking supplies
  - xiii) art supplies
  - xiv) musical instruments
  - xv) floral and horticultural products
  - xvi) photographic supplies
  - xvii) pets
  - xviii) paint, wallpaper and decorating supplies
  - xix) sporting goods
  - xx) antiques
  - xxi) pharmaceuticals
- (s) a taxi stand
- (t) a sub-post office
- (u) an establishment wherein any of the foregoing merchandise of section 15.1(r) is rented or repaired.
- (v) a place of amusement

