

\$4,500/Month

861 WEBBER AVENUE



Great high visibility location just off the Lansdowne Strip with many approved uses, including a retail warehouse. Approximately 2,400 SF with 11' ceilings in shop. Lots of onsite parking and close to Highway 115. Additional rent estimated at \$1,100 per month with utilities in addition and metered to Tenant.

- ◆ **MLS #40281643**
- ◆ **Toronto MLS# X5666293**
- ◆ **Large Lot**
- ◆ **Detached Garage**



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- ◆ **Drive In Door**
- ◆ **Gas Heat and A/C**
- ◆ **Many Approved Uses**
- ◆ **Immediate Availability**

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COMMERCIAL DISTRICT 4 (C.4)

PERMITTED USES

16.1 No person shall within any C.4 District use any land or erect, alter or use any building or part thereof for any purpose other than;

- (a) a service station
- (b) an animal hospital or office of a veterinarian
- (c) a car wash
- (d) a church
- (e) a place of assembly
- (f) a restaurant
- (g) a hotel
- (h) a parking lot or parking garage
- (i) a taxi stand
- (j) a dry-cleaning establishment - Class 2
- (k) a funeral parlour
- (l) a retail establishment for the sale of;
 - i) building products and contractor supplies
 - ii) farm equipment
 - iii) farm supplies, grain and feed
 - iv) motor vehicles
 - v) motor vehicle parts
 - vi) boats, trailers, travel trailers and mobile homes
- (m) a nursery or greenhouse
- (n) a public garage
- (o) an auto body repair establishment
- (p) a muffler, auto glass, or other motor vehicle repair establishment
- (q) a rental establishment
- (r) a repair shop
- (s) a miniature golf course
- (t) a place of amusement

REGULATIONS

16.2 No person shall within any C.4 District use any land or erect, alter or use any building or part thereof for any purpose of a service station unless the provisions of section 14.2 are complied with.

16.3 No person shall within any C.4 District use any land or erect, alter or use any building or part thereof for a purpose other than a service station except in accordance with the following regulations;

| Type | Requirement |
|--|--|
| a) minimum lot width | 30 metres |
| b) minimum lot depth | 46 metres |
| c) minimum building setback - side or rear lot line | 9 metres or the height of the building, whichever is the greater |
| d) maximum building coverage | 40% |
| e) maximum building height | 18 metres |
| f) landscaped open space including a planting strip, having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district | |
| g) landscaped open space of a minimum width of 1.5 | |

