

**\$7.30 Per Square Foot
Base Rent**

159 KING ST. SUITE 305

MLS # 40204299



Approximately 1,147 SF Consisting of 3 offices, storage room and good sized reception area. Excellent downtown location across from King Street Parking Garage. Utilities included. Additional Rent estimated at \$8.23/SF.

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



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

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**Dave Smith
Broker**

**207 Simcoe Street
Peterborough ON K9H 2H6**



**Phone: 705-749-1602
Toll Free: 1-800-461-6419**

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Email: dave@dnsrealestate.ca**

**\$7.30 Per Square Foot
Base Rent**

159 KING ST. SUITE 305

MLS # 40204299



| | Square Feet | Rate | Yearly | Monthly |
|------------------------|--------------------|----------------|--------------------|-------------------|
| Base Rent | 1,147 | \$7.30 | \$8,373.10 | \$697.76 |
| Additional Rent | 1,147 | \$8.23 | \$9,439.81 | \$786.65 |
| Total | 1,147 | \$15.53 | \$17,812.91 | \$1,484.41 |

$\$1,484.41 + \$192.97 \text{ (HST)} = \$1,677.38$

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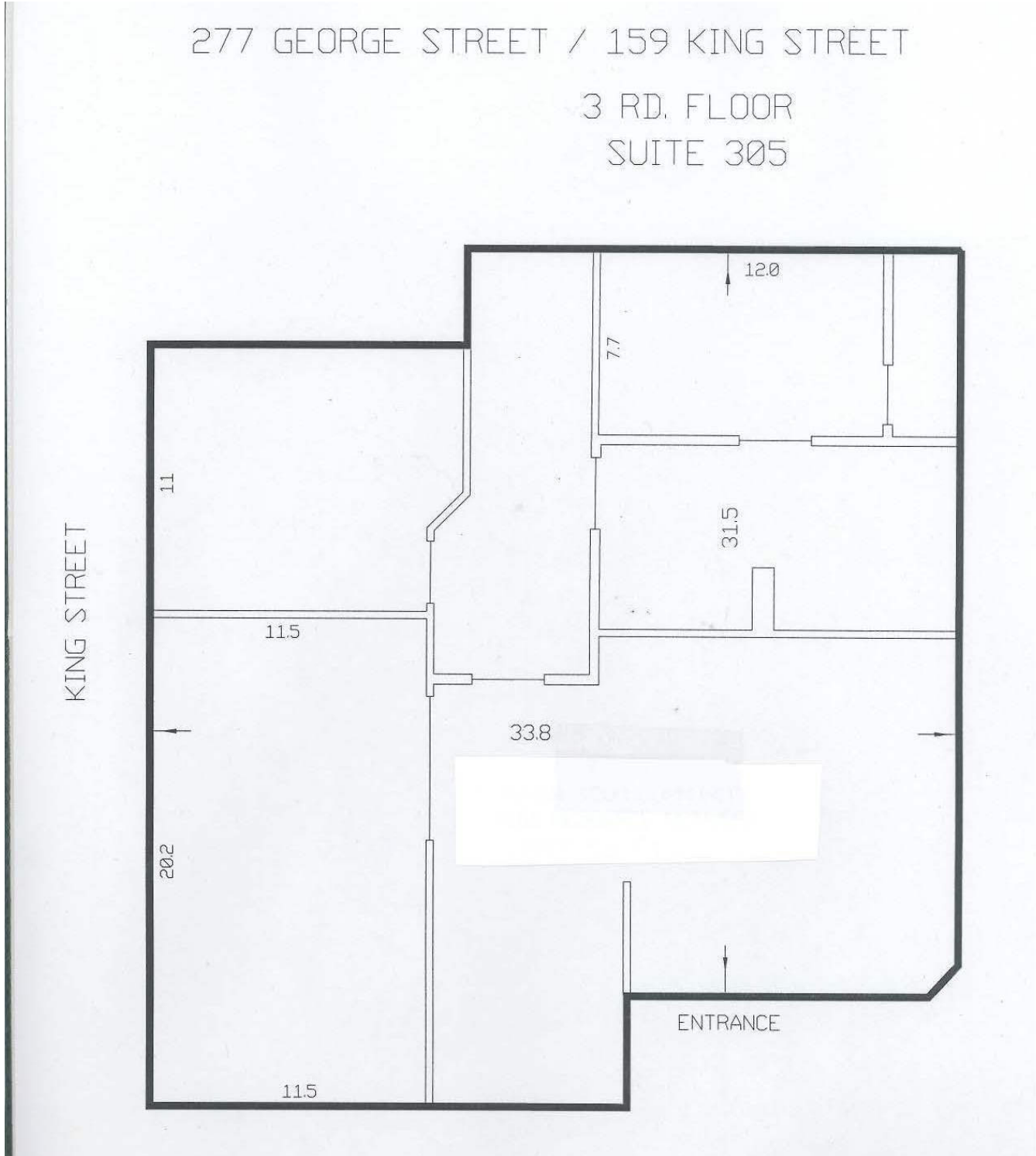
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Approximately
1,147 Square Feet



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)

