

824 Clonsilla Ave Unit 3



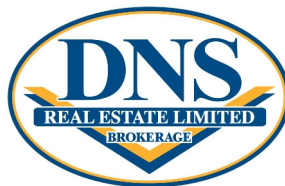
- ◆ MLS # 40403745
- ◆ SP.268-175 Zoning
- ◆ Plenty Paved Parking
- ◆ High Traffic Location
- ◆ Lunchroom
- ◆ Forced Air Gas Heat
- ◆ Fully Air Conditioned
- ◆ 2 Pc Washroom



Professional Office/Clinic space available in newer building in great high traffic location. Approximately 1,600 SF space with many approved uses including, Clinic, Institutional, Offices etc. Plenty onsite parking, shared among the Tenants. Additional rent estimated at \$13.00 Per square foot with heat included and hydro in addition and metered to Tenant.

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\$15.25 Per Square Foot Base Rent

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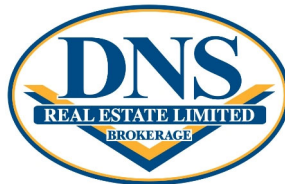
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	Square Feet	Rate	Yearly	Monthly
Base Rent	1,600	\$15.25	\$24,400.00	\$2,033.33
Additional Rent	1,600	\$13.00	\$20,800.00	\$1,733.33
Total	1,600	\$28.25	\$45,200.00	\$3,766.66

$\$3,766.66 + \$489.67 \text{ (HST)} = \$4,256.33$

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SECTION 298

SPECIAL DISTRICT 268 (SP.268)

298.1 For the purpose of this by-law, land use district "Special District 268" is hereby established and may be referred to as the symbol "SP.268".

PERMITTED USES:

298.2 No person shall within an SP.268 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a video rental establishment
- b) a personal service use
- c) a sub post-office
- d) a dry cleaning depot
- e) a place of assembly
- f) a private club
- g) a place of entertainment
- h) an art school, music school, dance school or fine arts school
- j) a gymnasium or health club
- k) a place of amusement
- l) a hotel
- m) a restaurant
- n) a service station
- o) a car wash
- p) a public garage
- q) a retail establishment for the sale of:
 - i) motor vehicles
 - ii) motor vehicle parts
 - iii) building products and contractor supplies
 - iv) farm equipment
 - v) farm supplies, grain and feed
 - vi) boats, trailers, travel trailers and mobile homes
 - vii) furniture and appliances.
- r) a nursery or greenhouse
- s) a funeral parlour
- t) a police station
- u) an ambulance station
- v) a fire hall
- w) a church
- x) a library, museum or art gallery
- y) an animal hospital or veterinary office
- z) a rental establishment
- aa) a printing shop
- bb) a flea market
- cc) an auction hall
- dd) a parking lot or parking garage
- ee) a miniature golf course

.175 In addition, this land may be used for a clinic having a maximum floor area of 475 square metres (01-084)

\$15.25 Per Square Foot Base Rent