

159 KING ST. SUITE 120

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

MLS # 40403706



Office suite consisting of approximately 1,200 SF and located on the main floor of the George King building in the heart of the downtown business core. Access through the main entrance of 159 King Street, beside the elevator. Additional entrance/exit at rear of the building backing onto the 171 King Street parking lot. Within walking distance to the Peterborough transit station and King Street parking garage. Additional rent estimated at \$7.23/SF which also includes utilities. Suite is contiguous with suite S30 for a total of 6,000 SF. Has own in-suite washroom.

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



- ◆ Forced Air Gas Heat
- ◆ Air Conditioned
- ◆ 2 Pc Washroom

dnsrealestate.ca

Dan Smith
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	Square Feet	Rate	Yearly	Monthly
Base Rent	1,200	\$7.30	\$8,760.00	\$730.00
Additional Rent	1,200	\$7.23	\$8,676.00	\$723.00
Total	1,200	\$14.53	\$17,436.00	\$1,453.00

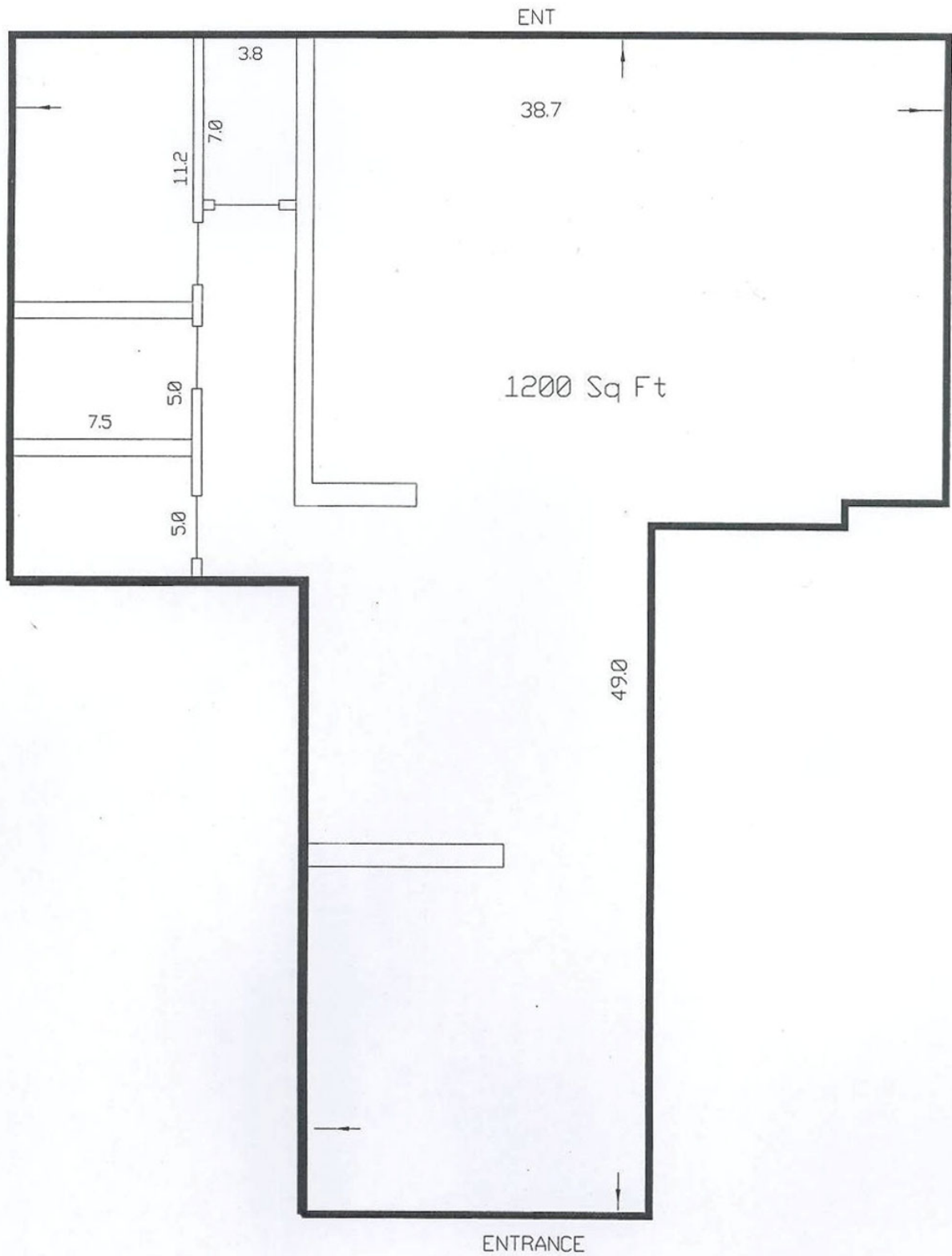
\$1,453.00 + \$188.89 (HST) = \$1,641.89

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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)

