

200 CHARLOTTE ST

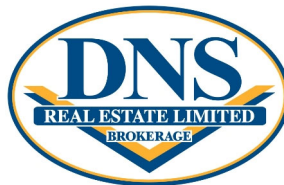
MLS # 40046211

**\$12.00 Per Square Foot
Base Rent**



Approximately 4,851 SF Retail/Office/Institutional space in great downtown location between George St and Aylmer St with great visibility. Access from the Charlotte Mews. Previous use as a Health Club with many approved uses under the current C-6 zoning. Plenty of parking in the Charlotte Mews with first 20 minutes free for customers. Additional rent estimated at \$2.86/SF with utilities in addition and metered to Tenant. Seller may be negotiable with a long term lease.

- ◆ Toronto MLS # X4996156
- ◆ C-6 zoning
- ◆ Many approved uses
- ◆ Large Bright Windows



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- ◆ Gas Boiler Heat
- ◆ Air Conditioned
- ◆ 2 Washrooms
- ◆ Several Showers

**Dan Smith
Broker**

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



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

**Fax: 705-749-1620
Email: dave@dnsrealestate.ca**

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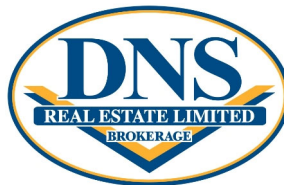
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	Square Feet	Rate	Yearly	Monthly
Base Rent	4,851	\$12.00	\$58,212.00	\$4,851.00
Additional Rent	4,851	\$2.86	\$13,873.86	\$1,156.16
Total	4,851	\$14.86	\$72,085.86	\$6,007.16

$\$6,007.16 + \$780.93 \text{ (HST)} = \$6,788.09$



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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)

