

For Lease
48 Water St, Port Perry

\$1,950/Month



Prime Retail Space Steps from the Waterfront



Nicole Tanner
Commercial Broker
nicole@reidjames.ca
905-433-7188



features

Total Square Footage

1436 SF

Main Fl

837 SF

Basement

599 SF

T.M.I.

\$9.80/SF

Includes water

Steps From Waterfront

HST & Hydro Extra

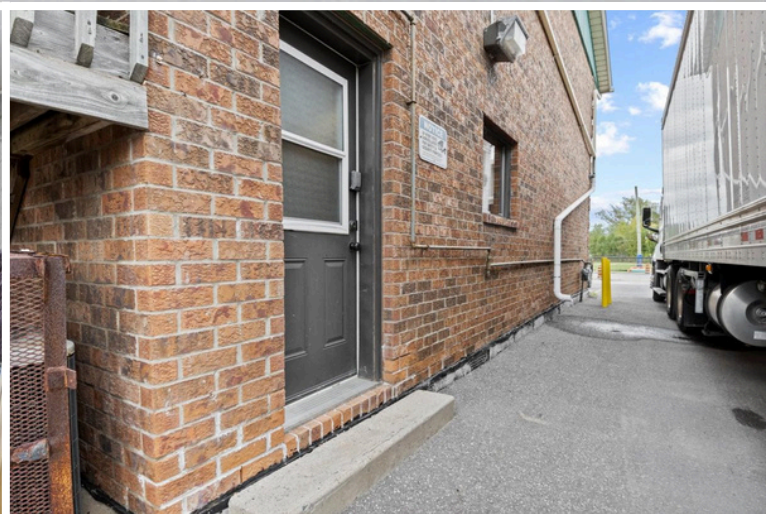
Additional signage space available on pylon

description

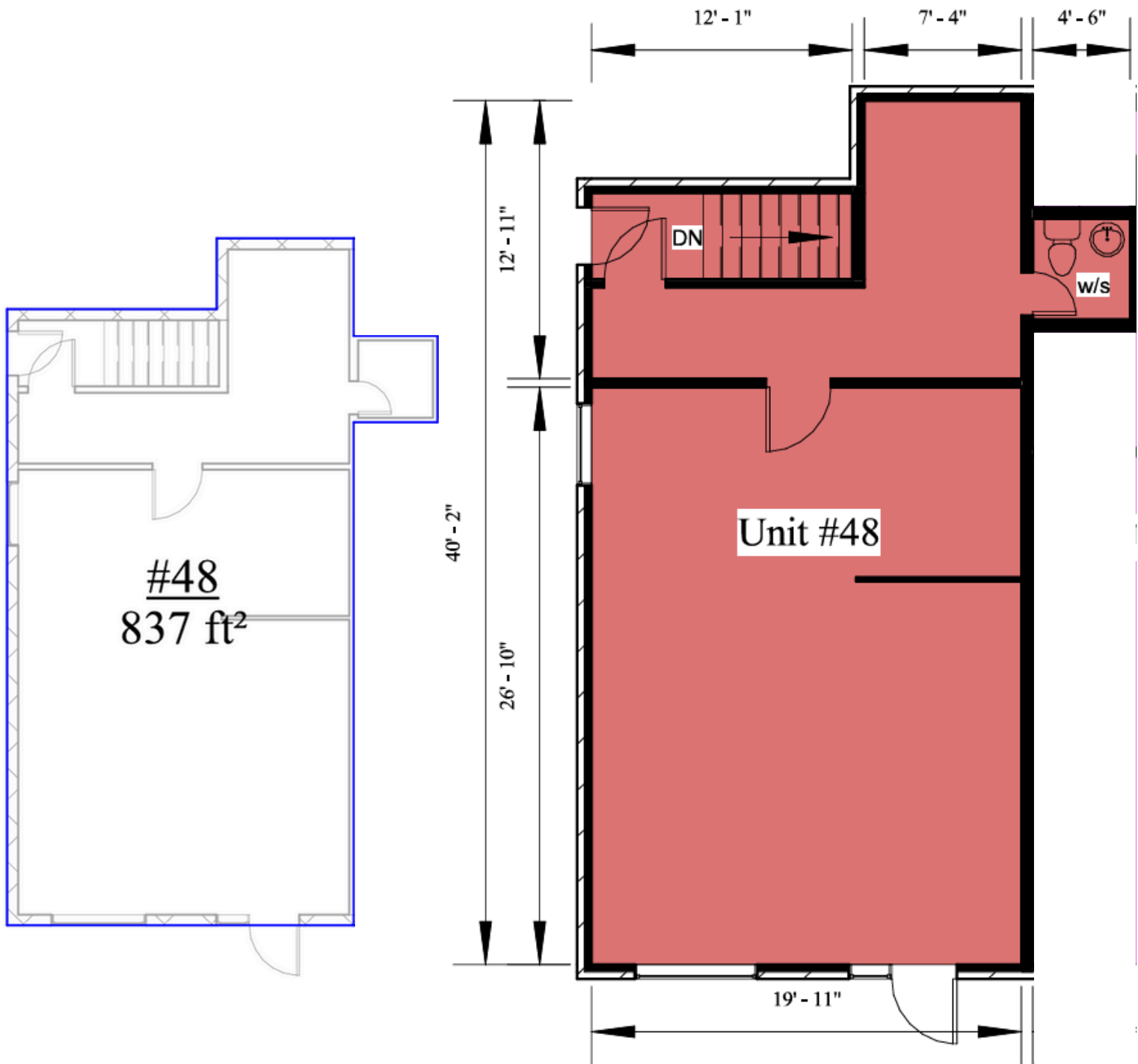
Position your business in a high-visibility retail space just steps from the waterfront in a vibrant, tourism-driven community. This location is known for strong local support and steady foot traffic from downtown events, farmers markets, and festivals – ideal for attracting both residents and visitors.

Offered at \$1,950/month Net Rent plus \$1,172.73/month TMI, plus HST & Hydro. This space provides excellent value with ample parking and easy access to Durham Region and the GTA. A prime opportunity for businesses looking to grow their customer base in a thriving area.





Floor Plan



PART 10: COMMERCIAL ZONES

10.1 COMMERCIAL ZONES

The Permitted Uses and Zone Regulations in this section of the By-law apply to lands shown on the Schedules to this By-law within the following Zones:

Neighbourhood Commercial	(C1)
Community Commercial	(C2)
Main Central Commercial	(C3)
Highway Commercial	(C4)
Corridor Commercial	(C5)
Rural Commercial	(C6)
Tourist Commercial	(C7)
Oak Ridges Moraine Rural Commercial	(ORM-C6)

10.2 PERMITTED USES

USE	C1	C2	C3	C4	C5	C6	C7
Agricultural Produce Retail Outlet						X	
Art Gallery	X		X				
Assembly Hall			X				
Bakery	X	X	X				
Bank or Financial Institution	X	X	X		X		
Banquet Hall				X	X		X
Bar		X	X				X
Bed and Breakfast Establishment	X		X			X	
Brewery/Winery			X	X			X
Building Supply Outlet		X		X	X		
Commercial Club		X	X				X
Convenience Store	X	X	X	X	X		X
Day Care Centre	X	X	X				X

Zoning

USE	C1	C2	C3	C4	C5	C6	C7
Day Spa	X	X	X				X
Dry Cleaners Distribution Establishment	X	X	X		X		
Dry Cleaners Establishment	X	X	X		X		
Dwelling, Single Detached	X				X ⁽⁴⁾	X	
Dwelling Units	X ⁽¹⁾	X ⁽¹⁾	X ⁽¹⁾	X ⁽¹⁾	X ⁽⁴⁾	X ⁽¹⁾	X ⁽¹⁾
Emergency Service Facilities			X	X			
Equipment Sales, Service and Rental, Light				X	X	X	
Farm Implement and Equipment Sales and Service Establishment						X	
Feed Mill/Store						X	
Fitness Centre	X	X	X		X		X
Funeral Home		X	X		X		
Garden Centre		X	X	X	X	X	
Grocery Store		X	X				
Hotel		X	X	X	X		X
Landscaping Operation				X		X	
Laundromat	X	X	X		X		
Marina				X			X
Medical Clinic	X	X	X		X		
Mobile Home Sales and Service Establishment				X			
Motel			X	X	X		X
Motor Vehicle Gasoline Station	X	X		X	X		X
Motor Vehicle Repair Shop	X			X			
Motor Vehicle Sales and Service Establishment		X		X	X		

Zoning

USE	C1	C2	C3	C4	C5	C6	C7
Motor Vehicle Service Station	X			X			
Motor Vehicle Wash		X		X	X		
Office, Business, Professional or Administrative	X		X	X			
Parking Lot, Commercial			X		X		X
Place of Entertainment	X	X	X	X	X		X
Post Office	X	X	X		X		
Printing or Publishing Establishment			X				
Private Club		X	X				X
Public Utility	X	X	X	X	X	X	X
Recreational Vehicle Sales and Service Establishment				X	X		
Restaurant	X	X	X	X	X		X
Restaurant, Drive-Through	X	X		X	X		
Restaurant, Take-out	X	X	X	X	X		X
Retail Store	X ⁽³⁾	X	X ⁽²⁾	X	X ⁽²⁾		X
School, Commercial	X	X	X				
School, Private		X	X				X
Self-Brew Facility	X		X		X		
Service Shop, Light	X	X	X		X		
Service Shop, Personal	X	X	X		X		
Service Shop, Trade				X	X		
Shopping Centre, Neighbourhood Commercial	X	X		X	X		
Supermarket		X	X		X		
Taxi Establishment	X	X	X				
Tourist Resort Establishment							X
Veterinary Clinic	X	X	X		X	X	
Workshop				X			

Additional Regulations

- (1) Permitted within a portion of a Non-Residential Building permitted within the Commercial Zones.
- (2) Not exceeding 1500m² of Gross Floor Area.
- (3) Not exceeding 400m² of Gross Floor Area.
- (4) Only permitted where Legally Existing as of the date of passing of this By-law.

10.3 MINIMUM STANDARDS FOR COMMERCIAL ZONES

The following Zone regulations shall apply in the applicable Zones:

Zone	Mini- mum Lot Area	Mini- mum Lot Frontage	Mini- mum Required Front Yard	Mini- mum Required Rear Yard	Mini- mum Required Interior Side Yard	Mini- mum Required Exterior Side Yard	Mini- mum Land- scaped Open Space
C1	3000m ²	30m	10m	12m	4m or 10m ⁽¹⁾	10m	10%
C2 (Fully served Lots)	1000m ²	15m	12m	10m	4m or 10m ⁽¹⁾	10m	10%
C2 (Partial or Privately served Lots)	2000m ²	30m	12m	10m	4m or 10m ⁽¹⁾	10m	30%
C3	no minimum	no minimum	no minimum	no minimum 12m ⁽¹⁾	no minimum	no minimum	no minimum
C4 (Fully served Lots)	1400m ²	30m	15m	12m	6m or 12m ⁽¹⁾	15m	10%
C4 (Partial or Privately)	2000m ²⁽²⁾ 3000m ²⁽³⁾	30m	15m	12m	6m or 12m ⁽¹⁾	15m	10%

Zoning - Exceptions

C3 Exceptions

Table 10.6.3

Main Central Commercial (C3) Exception Number	Permitted/Prohibited Uses	Zone Regulations
C3-1		<p>The minimum Front Yard shall be the Front Yard as of the date of passing of this By-law.</p> <p>Not more than 40% of the Front Yard shall be used for Driveways and Parking.</p>

C4 Exceptions

Table 10.6.4

Highway Commercial (C4) Exception Number	Permitted/Prohibited Uses	Zone Regulations
C4-1	A Bait shop is also permitted.	
C4-2	<p>The only permitted Commercial Uses shall be:</p> <p>A Building Supply Outlet excluding Outside Storage in the Front Yard;</p> <p>Equipment Sales, Service and Rental, Light;</p> <p>Garden Centre;</p> <p>Recreational Vehicles Sales and Service Establishment;</p>	The Minimum Rear Yard for an Accessory Building shall be 3m.

Interested?

Contact us for more information



REID JAMES
COMMERCIAL

Full-Time Dedicated Commercial Agents
Specializing in the Durham Region.

Our Business is Your Business.



Keller Williams Energy
Real Estate Brokerage
905-723-5944
285 Taunton Rd E, Unit 1
Oshawa, ON L1G 3V2



nicole@reidjames.ca
905-433-7188
www.reidjames.ca
@reidjamescommercial