

**\$729,000**

## 269 CHARLOTTE STREET



Excellent downtown location across the street from the Medical Arts Centre on Charlotte St. This mechanically/structurally sound and up to date building has approximately 1,650 square feet of main floor Retail/Office/Clinic space. Main level is a modern layout with a large bright reception area, 3 offices, boardroom, kitchenette and a 2 pc washroom. Building has full basement, partially finished with approximately 900 square feet and an additional storage area. Electrical is a 200 amp main panel with 100 amp service sub panel. Private parking for 3 vehicles at rear. Many approved uses under the C-50 zoning.

- ◆ MLS #X12136196
- ◆ C-50 Zoning
- ◆ Storefront Window
- ◆ Kitchenette



- ◆ Gas Heat
- ◆ Central Air
- ◆ 2 Pc Washroom
- ◆ 3 Rear Parking Spaces

**[dnsrealestate.ca](http://dnsrealestate.ca)**

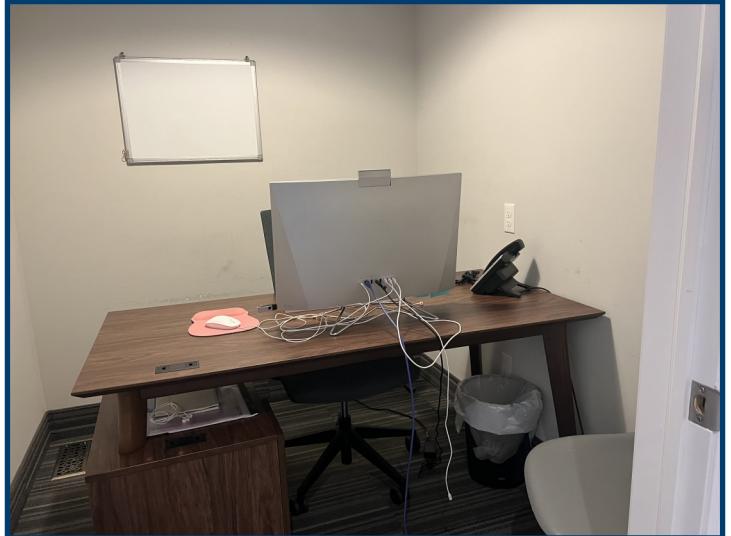
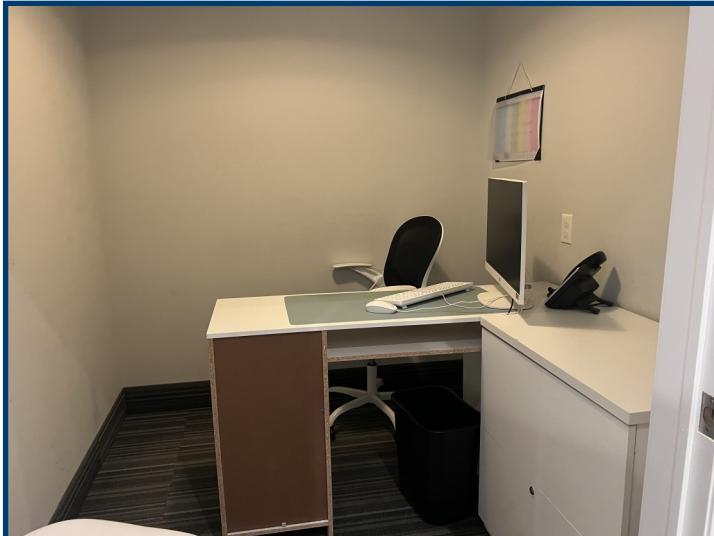
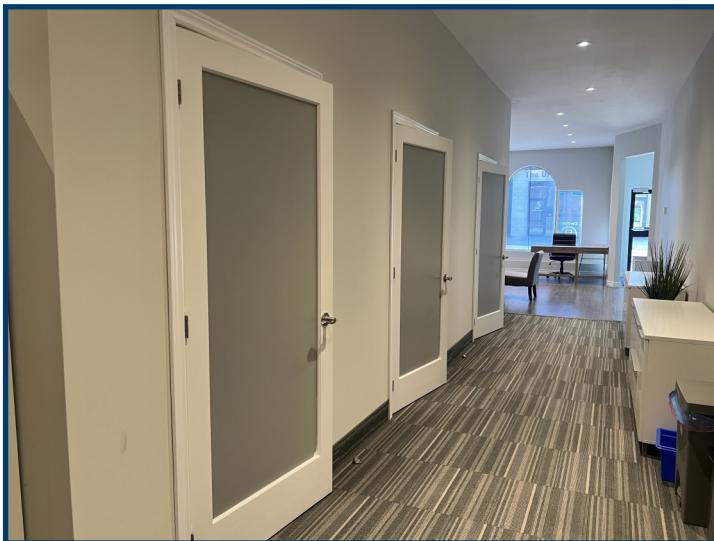
Dan Smith  
Sales Representative  
785 B The Kingsway  
Peterborough ON K9J 6W7



Mobile: 705-760-0401  
Office: 705-749-1602  
Email: [dan@dnsrealestate.ca](mailto:dan@dnsrealestate.ca)

269 CHARLOTTE STREET

**\$729,000**



**Dan Smith**  
Sales Representative



Mobile: 705-760-0401  
Email: [dan@dnsrealestate.ca](mailto:dan@dnsrealestate.ca)

**COMMERCIAL DISTRICT 50 (C.50)****PERMITTED USES**

17A.1 No person shall within any C.50 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a barber shop
- (b) a beauty shop
- (c) a dry cleaning establishment - Class 2
- (d) a shoe shine parlour
- (e) a shoe repair shop
- (f) a sub-post office
- (g) a restaurant
- (h) a dressmaker or tailor shop
- (i) a drug store
- (j) a food store
- (k) a convenience retail store
- (l) a clinic
- (m) an office, excluding a veterinary office
- (n) a bank, financial institution or loan company
- (o) a bakeshop
- (p) a retail establishment for the sale of:
  - i) shoes and clothing
  - ii) medical supplies
  - iii) sporting goods
  - iv) handicrafts
- (q) a library, art gallery or museum
- (r) an art school, music school, dance school or fine arts school, including retail facilities
- (s) a club house or lodge hall
- (t) a place of assembly
- (u) a gymnasium or health club
- (v) a place of entertainment
- (w) a studio or craft workshop
- (x) a funeral parlour
- (y) a parking lot or parking garage
- (z) a dwelling unit
- (aa) a flower shop
- (bb) a place of amusement

**REGULATIONS**

17A.2 No person shall within any C.50 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum building coverage	80%
b) maximum building floor area ratio	1.5
c) landscaped open space of a minimum width of 3 metres or a decorative closed board fence between 1.8 metres and 2.4 metres in height shall be provided and maintained along a lot line abutting a residential or development district	
d) dwelling units shall be located only in a second or higher storey	
17A.3 C.50 District is hereby designated as a commercial district.	





## 269 CHARLOTTE Street, Peterborough, Ontario K9J 2V3

[Listing](#)

**269 CHARLOTTE St Peterborough**

**Active / Commercial / Commercial / Retail**

**MLS®#: X12136196**

**List Price: \$729,000/For Sale**

**New Listing**



### Peterborough/Peterborough Central/3 North

**Tax Amt/Yr:** \$13,705.00/2025/**All** **Transaction:** **Sale**  
**SPIS:** **No** **DOM** **0**  
**Legal Desc:** PT LT 10 S/S CHARLOTTE ST AND W/S GEORGE ST PL 1  
 PETERBOROUGH AS IN R659771; T/W & S/T R659771;  
 PETERBOROUGH

**Category:** **Multi-Use** **Use:** **Retail Store Related**  
**Link:** **Holdover** **60**  
**Freestanding:** **Yes** **Franchise:**  
**Occupant:** **Vacant** **Possession:** **Immediate**

**Zoning:** **COMMERCIAL C-50**

**Dir/Cross St:** **Between Bethune & Stewart**

**PIN #:** **000114998**  
**Possession:** **Immediate**

**ARN #:** **151403010002000** **Contact After Exp:** **No**  
**Possession Date:**

**Total Area:** **1,650.00 Square Feet**  
**Retail Area:** **1,650 Square Feet**  
**Apx Age:** **16-30**  
**Heat:** **Gas Forced Air Closed**  
**Sprinklers:** **No Sprinklers**  
**Property Feat:** **Public Transit**

**Lot/Bldg/Unit/Dim:** **Lot 29 x 93Feet**  
**Water:** **Municipal**  
**Sewers:** **Sanitary & Storm**  
**Garage Type:** **None**

**Basement:** **Yes**  
**Area Infl:** **Public Transit**

### Commercial/Financial Information

### Remarks/Directions

**Client Rmks:** **Excellent downtown location across the street from the Medical Arts Centre on Charlotte St. This mechanically/structurally sound and up to date building has approximately 1,650 square feet of main floor Retail/Office/Clinic space. Main level is a modern layout with a large bright reception area, 3 offices, boardroom, kitchenette and a 2 pc washroom. Building and has full basement, partially finished with approximately 900 square feet and an additional storage area. Electrical is a 200 amp main panel with 100 amp service sub panel. Private parking for 3 vehicles at rear. Many approved uses under the C-50 zoning.**

