

\$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 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.

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



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

dnsrealestate.ca

Dan Smith
Sales Representative

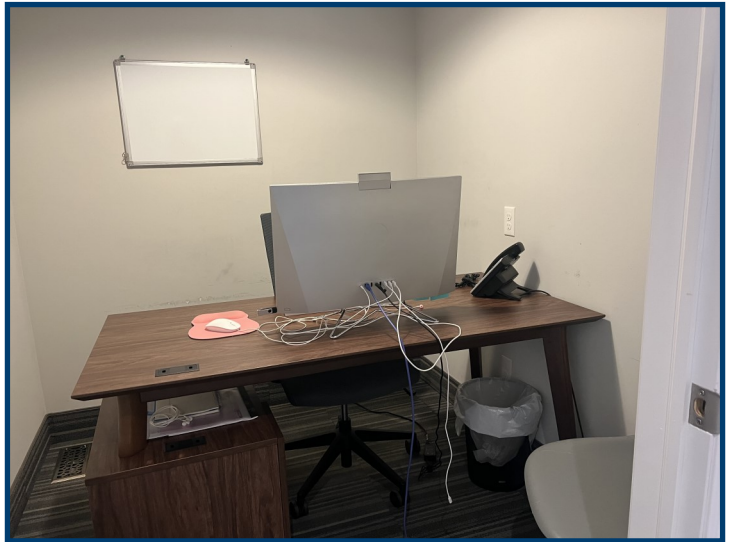
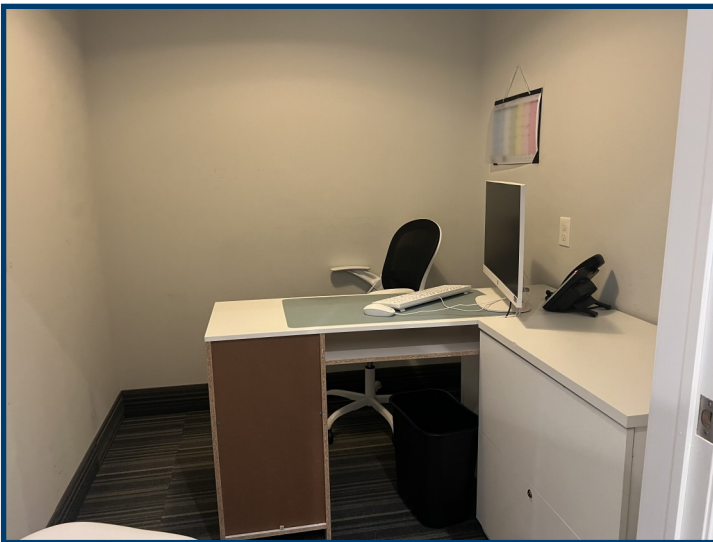
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COMMERCIAL DISTRICT 50 (C.50)**PERMITTED USES**

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.	



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\$729,000



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/A** 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 Cload**
Sprinklers: **No Sprinklers**
Property Feat: **Public Translt**

Lot/Bldg/Unit/Dim: **Lot 29 x 93Feet** Basement: **Yes**
Water: **Municipal** Area Infl: **Public Transit**
Sewers: **Sanitary & Storm**
Garage Type: **None**

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.**

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