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\$3,300/Monthly

261 CHARLOTTE Street
Peterborough, Ontario K9J2V3
 MLS® Number: 40463293

Listing Description

Prime Commercial Space for Lease in the Heart of Peterborough! Presenting a unique opportunity to lease a fantastic commercial (C-5) space in Peterborough! Build on success: this unit was previously home to a long-term restaurant with an established following, laying an excellent foundation for your new venture. This commercial gem is perfectly situated on a high visibility corner along a main bus route. The nearby Library, Quaker Square, waterfront walking trail, and popular downtown farmers market, draw local food enthusiasts and tourists alike. Located directly across from a medical professional building & accounting firm, neighbouring an apartment complex, and in close walking distance from several law firms, real estate brokerages & the MNR, you'll have access to a steady flow of regular patrons eager to sample your menu. A brand new uniquely gardened bicycle-only streetscape that runs alongside the restaurant encourages pedestrian traffic and provides a relaxed garden atmosphere for dining. Step inside to discover a unique vibe with exposed brick walls and aged hardwood floors that exude character. Patrons picking up food or dining inside can even catch a glimpse of Peterborough's iconic clock tower through the windows, adding to the authentic feeling of local charm. Two brand new client restrooms available for the comfort of your guests. Recent renovations are near completion & the landlord is eager to discuss your vision & may consider finishing the interior to suit your restaurant concept. The kitchen space includes a large commercial hood vent and separate back entrance. Basement offers walk-in cooler, convenient two-piece staff restroom, and ample storage to meet your operational needs. Gross monthly rent rate includes Rent, TMI (Taxes, Maintenance, Insurance), and Water. Tenant is responsible for additional utilities, ensuring you have full control over your energy usage. (66370120)

Location Description

Corner of Charlotte and Bethune St

Property Summary

| | | |
|-----------------------------|---------------------------|------------------------------|
| Property Type | Storeys | Subdivision Name |
| Hospitality | 1 | 3 North |
| Title | Land Size | Annual Property Taxes |
| Freehold | under 1/2 acre | \$5,653.75 |
| Total Parking Spaces | Time on REALTOR.ca | |
| 1 | 11 days | |

Building

Interior Features

| Fixtures Included | Flooring | Basement Type |
|-------------------|------------------------------|---------------------------|
| Ceiling fans | Concrete, Hardwood, Linoleum | Full (Partially finished) |

Building Features

Features
Visual exposure

Heating & Cooling

| Cooling | Heating Type |
|--------------------------|-------------------------|
| Central air conditioning | Hot water radiator heat |

Utilities

| Utility Sewer | Water |
|-------------------------|-----------------|
| Municipal sewage system | Municipal water |

Exterior Features

| Exterior Finish | Exterior Building Size |
|-----------------|------------------------|
| Brick | 1088 |

Neighbourhood Features

| Community Features | Amenities Nearby |
|--------------------|------------------|
| High Traffic Area | Public Transit |

Maintenance or Condo Information

Maintenance Fees Include
Insurance, Water

Parking

Total Parking Spaces
1

Land

Lot Features

| Frontage | Land Depth |
|----------|------------|
| 17 ft | 93 ft |

Other Property Information

| Zoning Description | Lease Type |
|--------------------|------------|
| Commercial C-5 | Gross |

Data provided by: [Peterborough & Kawarthas Association REALTORS®](#) 273 Charlotte Street , PO Box 1330, Peterborough, Ontario K9J 7H5



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