

513 DIVISION Street Unit #3B, Cobourg, Ontario K9A 5G6

Listing

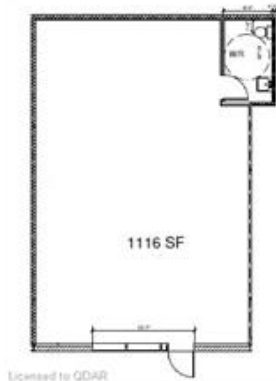
Client Full

[513 DIVISION St #3B Cobourg](#)

MLS®#: 40314427

Price: **\$1,995.00/Month Gross Lease**

Active / Commercial Lease



Northumberland/Cobourg/Cobourg

Retail

Alt MLS®#: **X5743850**
Other Units # Of: **0**
DOM/CDOM: **1/1**

Business Type:
Common Interest: **Lsehd/Lsd Lnd**
Common Elements: **No**
Free Standing Y/N:

Remarks/Directions

Public Rmks: **Need a place for your existing business? Or looking to be your own boss? Affordable 1116 sqft space with great exposure! Lease includes taxes, maintenance, and building insurance. Right next to Papa John's and on the main 401 artery to downtown Cobourg, with a wide range of permitted uses!**

Directions: **South of VIA Rail, Next to Papa John's**

Exterior

Exterior Feat: **Lighting, Paved Yard** Clearance Height:
Construct. Material: **Cement**
Year/Desc/Source: **//**
Garage and Parking: **, Outside/Surface/Open, Plaza Parking**
Services: **Cable, Cell Service, Electricity, Fibre Optics, High Speed Internet, Natural Gas, Street Lights, Telephone**
Lot Shape: **Irregular** Sewer: **Sewer (Municipal)**
Lot Front (Ft): **26.00** Lot Depth (Ft): **39.00** Water Source: **Municipal**
Area Influences: **Ample Parking, Business Centre, Dog Park, Downtown, High Traffic Area, Highway Access, Major Highway, Public Transit, Shopping Nearby**
Topography:
Local Impvmt:
#Res Units: #Wrhse Units: #Other Units: **0**

Interior

Interior Feat: **Separate Heating Controls, Separate Hydro Meters** Winterized:
Accessibility: **Hard/Low Nap Floors, Level within Dwelling** Elevator Type: # Washrooms: **1**
Basement: **None, ,** Seating Capacity: # Hnd Wshrms: **1**
Cooling: **Central Air**
Heating: **Gas Forced Air Closed** Volts:
Rented Equip: Chattels Y/N: Sign Type: **Signband**
Exclusions: **Tenant's display shelves and racks**

Common Elements

Locker: Balcony:

Commercial/Financial

Additional Rent Costs Incl: **Building Insurance, Building Maintenance, Exterior Maintenance, Landscaping, Parking, Property Taxes, Roof Maintenance, Snow Removal, Structural Maintenance**

Additional Rent:

Tenant Pays: **Garbage Removal, Signage, Tenant Insurance, Utilities**

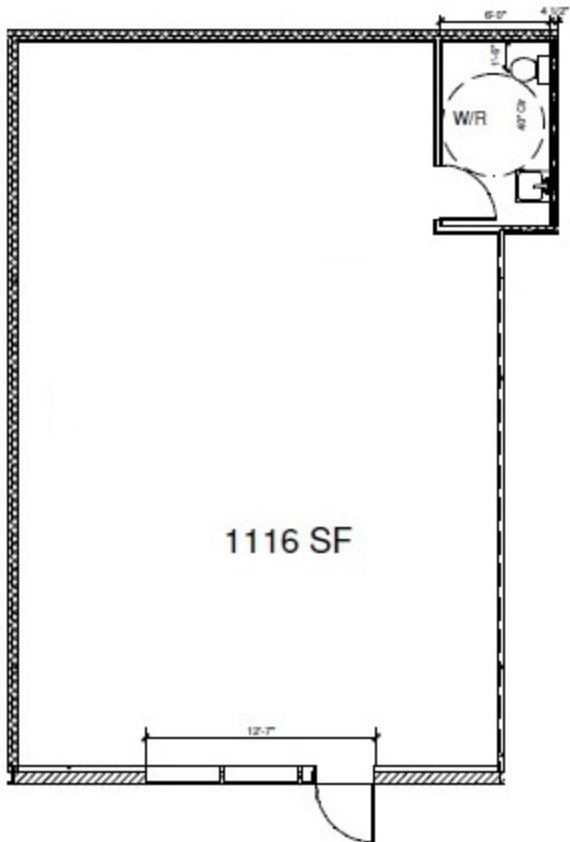
Lease Requirements: **Deposit , Lease Agreement**

Property Information

Common Elem Fee: **No**
Zoning: **DC**
PIN:
Possession/Date: **Other/**
Possession Rmks: **Oct 01 2022**

Local Improvements Fee:
Survey: **/**
Occupant Type: **Tenant**
Deposit:

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**



SECTION 14: DISTRICT COMMERCIAL (DC) ZONE REGULATIONS

14.1 GENERAL USE REGULATIONS

14.1.1 Permitted Uses

- i) auction centre use;
- ii) bakery retail outlet;
- iii) building supply use;
- iv) call centre;
- v) clinic use;
- vi) communications production use including radio and television studios;
- vii) conference centre;
- viii) convenience commercial;
- ix) driving school use;
- x) dry cleaning distribution establishment;
- xi) eating establishment, including banquet hall facilities;
- xii) education and training use;
- xiii) equipment rental use;
- xiv) fresh fruit, vegetable and flower sales use;
- xv) institutional use;
- xvi) light industrial within an enclosed building;
- xvii) motel or hotel use;
- xviii) nursery or garden centre use;
- xix) office use;
- xx) personal service use;
- xxi) place of entertainment use;
- xxii) private and commercial club use;
- xxiii) public use in accordance with the provisions of Section 5.3.2;
- xxiv) residential use as a secondary use in a commercial building;
- xxv) taxi establishment use;
- xxvi) undertaker's establishment use;
- xxvii) vehicle service station use;
- xxviii) vehicle fuelling station use;
- xxix) vehicle sales use;
- xxx) vehicle rental use;
- xxxi) vehicular service and supply use, including specialty repair facilities, but excluding vehicle body repair facilities;
- xxxii) vehicle wash;
- xxxiii) veterinary clinic use and domestic animal grooming use;
- xxxiv) wellness centre use.

14.1.2 Permitted Accessory Uses

- i) accessory uses to the Permitted Uses under Section 14.1.1;
- ii) open storage;
- iii) wholesale use;
- iv) service and repair use;
- v) automatic banking units.

14.1.3 Prohibited Uses

- i) department store use;
- ii) supermarket or bulk food use;
- iii) retail commercial use, other than those identified in Section 14.1.1 and 14.1.2;

14.1.4 Permitted Buildings and Structures

- i) buildings and structures for the permitted uses;
- ii) dwelling units which form part of a commercial building located above the commercial component;
- iii) accessory buildings and structures for the permitted uses.

14.1.5 Lot Area

740 m² (7,965 ft.²) minimum.

14.1.6 Lot Frontage

25 m (80 ft.) minimum.

14.1.7 Lot Coverage

30% maximum.

14.1.8 Front Yard

3 m (10 ft.) minimum up to 15 m (50 ft.) maximum.

14.1.9 Rear Yard

7.5 m (25 ft.) minimum.

14.1.10 Interior Side Yard

No interior side yard is required for a building provided access is available to the rear yard or the lot line does not abut a Residential or Development Zone. Where no access is available to the rear yard, a side yard of 4.5 m (15 ft.) minimum shall be required on one side of the lot. Where the lot line abuts a Residential or Development Zone, a minimum 6 m (20 ft.) Interior side yard shall be required.

14.1.11 Exterior Side Yard

3 m (10 ft.) minimum up to 15 m (50 ft.) maximum.

14.1.12 Landscaped Open Space

Minimum 15% of the lot, including any area not used for buildings, structures or parking areas. A landscaped open space area of 3 m (10 ft.) in width along the interior side and/or rear lot lines shall be included where such lot lines abut a Residential or Development Zone. A minimum 3 m (10 ft.) landscape strip shall be required in the front yard.

14.1.13 Building Height

4 storeys maximum.

14.1.14 Maximum floor space index

1.0 times