

200 BROCK ST N., UNIT 1, WHITBY, ON



**FOR
LEASE**

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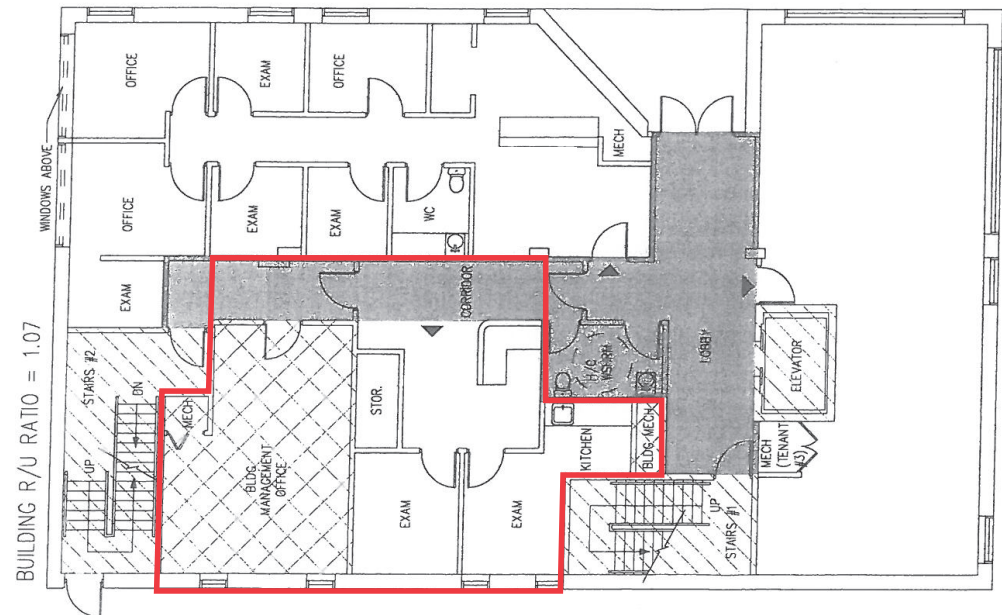


Knowledge, Experience, Integrity

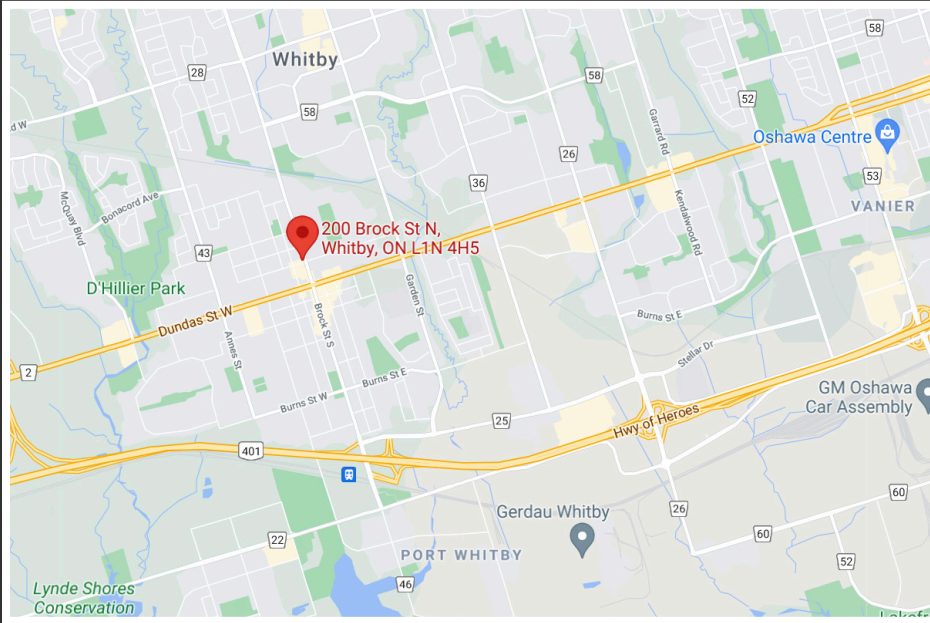


PROPERTY FEATURES

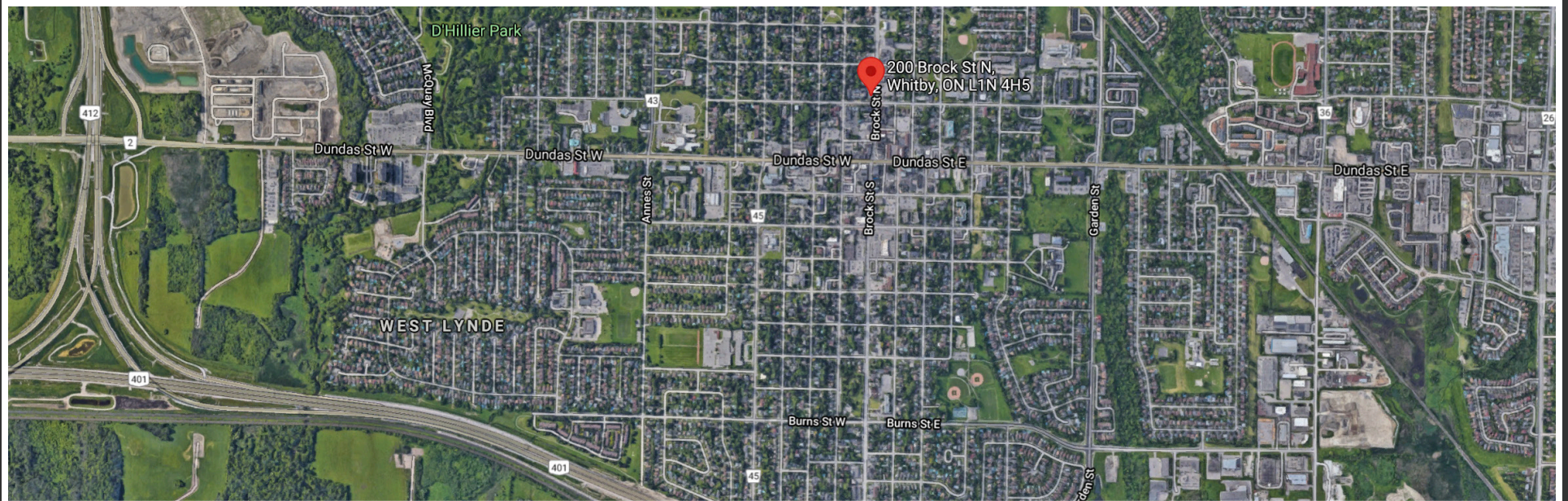
- 954 S+/- Ground Floor Suite
- Highly Visible Building on a Major Signalized Intersection in Downtown Whitby
- Whitby Clinic has been Established Over 30 Years
- Building Signage Available
- In House Pharmacy
- Ideal Space for Medical Specialists Looking for a High Patient Traffic
- Tremendous Referral Opportunities from Other Medical Tenants
- Asking \$25/SF + \$22.50/SF Taxes & Operating Costs (Operating Costs Include all Utilities & Janitorial)
- Monthly Rent \$3776.25 Inclusive + HST
- Other Tenants Include: Doctors, Life Labs, Massage, Pharmacy, Physiotherapy, Chiropractic, Podiatry, & Radiology
- Possible Tenants Include, But Not Limited To - Obgyn, Fracture Clinic, Optometry, Audiologist, Dentist Or Endocrinology



Please Note: These floor plans are approximate, and not to be relied upon for accuracy purposes. Neither the Seller nor the Listing Agents warrant the accuracy of the floor plan. Buyer to satisfy themselves.



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ZONING

26.12 CENTRAL COMMERCIAL 3 - DOWNTOWN ZONE (C3-DT)

26.12.1 PERMITTED USES

No person shall within any C3-DT Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

| | | |
|-------------|---|-----------|
| 26.12.1.1 | apartment dwellings, in conjunction with one or more of the non-residential uses permitted by this section, excluding the following uses: | (6775-13) |
| 26.12.1.1.1 | uses permitted in an Institutional 1 - Downtown Zone (I1-DT) | |
| 26.12.1.1.2 | public parking lot | |
| 26.12.1.1.3 | public park | |
| 26.12.1.2 | artist or photographic studio | |
| 26.12.1.3 | bakeshop | (6775-13) |
| 26.12.1.4 | banquet hall | |
| 26.12.1.5 | clinic | |
| 26.12.1.6 | crisis centre | |
| 26.12.1.7 | eating establishment | |
| 26.12.1.8 | funeral home | |
| 26.12.1.9 | uses permitted in an Institutional 1 - Downtown Zone (I1-DT) | |
| 26.12.1.10 | financial institution | |
| 26.12.1.11 | health club | (4005-97) |
| 26.12.1.12 | hotel | |

| | |
|------------|--|
| 26.12.1.13 | commercial school |
| 26.12.1.14 | office |
| 26.12.1.15 | offices of a public agency |
| 26.12.1.16 | public parking lot |
| 26.12.1.17 | personal service establishment |
| 26.12.1.18 | place of entertainment |
| 26.12.1.19 | photocopy shop |
| 26.12.1.20 | private club |
| 26.12.1.21 | retail shop |
| 26.12.1.22 | service shop |
| 26.12.1.23 | taxi establishment |
| 26.12.1.24 | farmers market conducted on a public parking lot |
| 26.12.1.25 | accessory caretaker's residence |
| 26.12.1.26 | accessory uses, buildings and structures |
| 26.12.1.27 | public service |
| 26.12.1.28 | public park |
| 26.12.1.29 | cenotaph |
| 26.12.1.30 | bakeshop or confectionary shop |
| 26.12.1.31 | music or dance studio |
| 26.12.1.32 | pet grooming |
| 26.12.1.33 | video or computer rental establishment |

26.12.1.33 video or computer rental establishment

26.12.2 ZONE PROVISIONS

Notwithstanding the provisions of Section 17, as amended, any use, building, or structure in an C3-DT Zone shall be established in accordance with the following provisions:

26.12.2.1 ALL NON-RESIDENTIAL AND INSTITUTIONAL USES

| | | |
|-----------------|---|-------|
| 26.12.2.1.1 | Lot Area (minimum) | Nil |
| 26.12.2.1.2 | Lot Frontage (minimum) | Nil |
| 26.12.2.1.3 | Lot Depth (minimum) | Nil |
| 26.12.2.1.4 | Lot Coverage (maximum) | 100% |
| 26.12.2.1.5 | Front Yard | |
| 26.12.2.1.5.1 | Dundas Street, between Byron Street and Green/Perry Streets (minimum and maximum) | |
| 26.12.2.1.5.1.1 | For first three storeys of building height | 0.0 m |
| 26.12.2.1.5.1.2 | For fourth and fifth storey of building height | 4.0 m |
| 26.12.2.1.5.1.3 | For sixth storey of building height | 8.0 m |
| 26.12.2.1.5.2 | Brock Street, between Colborne Street and Mary Street (minimum and maximum) | |
| 26.12.2.1.5.2.1 | For first three storeys of building height | 0.0 m |
| 26.12.2.1.5.2.2 | For fourth and fifth storey of building height | 4.0 m |
| 26.12.2.1.5.2.3 | For sixth storey of building height | 8.0 m |

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