



FOR SALE

21 KENT ST W, LINDSAY

\$69,000

\$2,400 gross rent

1,300 Sq Ft

Fish & Chips QSR

ZIGGY'S FISH & CHIPS

Ziggy's Fish & Chips has been serving Lindsay and the Kawartha Lakes region for decades. The current owner has had it since 1991 and it has been producing ever since. Located on Kent Street West in a premium location and with a great lease.

Ideal quick-service restaurant (QSR) layout with 2 different hood systems 9 + 4 ft) and 1 walk-in fridge. QSR take-out area alongside restaurant area with seating for 44. 2 parking spots plus street parking.

Great lease rate of \$2,400 gross including TMI with 1 + 3 + 3 years remaining on the term. Available with training or for rebranding into another concept, cuisine, or franchise. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



BOWMANVILLE

- Very popular delicatessen
- \$2,250 gross rent
- 900 sq ft
- Profitable with long history



TRENTON

- Red's Diner in Trenton
- \$2,250 gross rent
- 2,500 sq ft
- Very profitable breakfast diner



WHITBY

- Profitable Eggsmart franchise
- \$6,875 gross rent
- 2,000 sq ft
- Established sales and profits

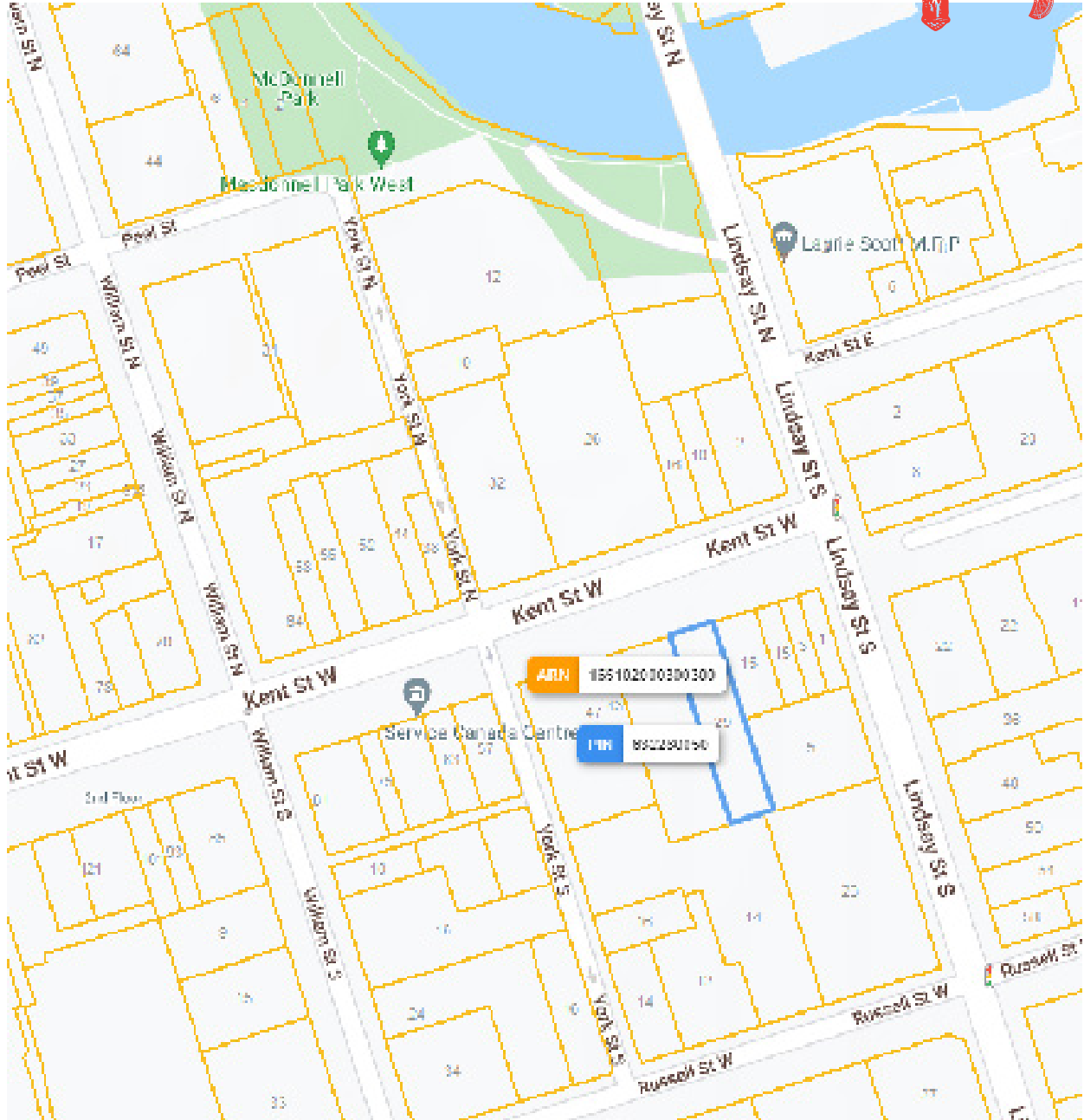


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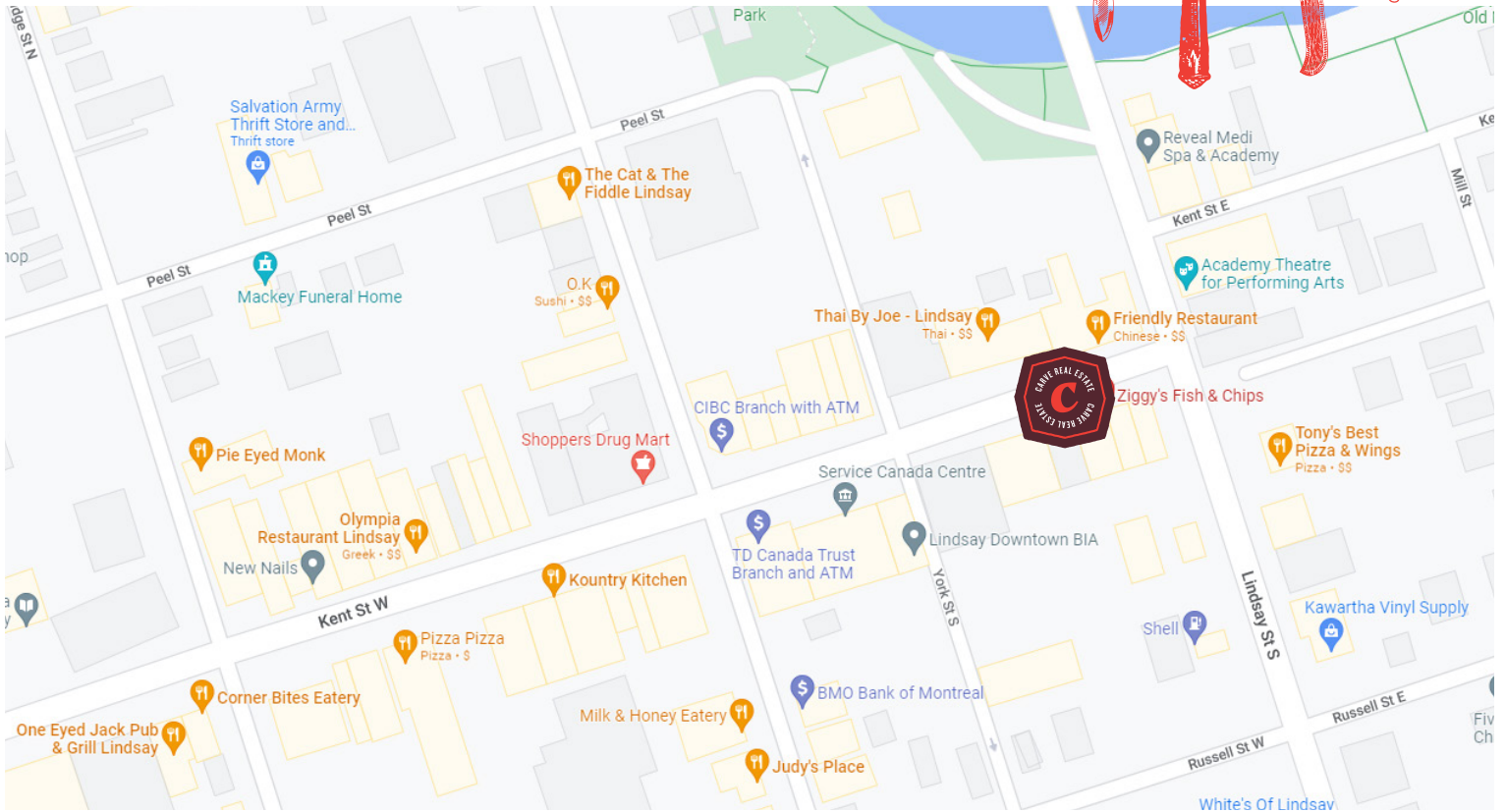
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BUILDING DETAILS

Excellent location in downtown Lindsay Ontario that is one of the largest towns in the area. Second only to Peterborough in any direction, it is the largest community of any type in the City of Kawartha Lakes.

Home to a strong local population and major tourist crowds in the summer months, this quick-service restaurant is in an ideal spot for both local delivery and pick-up, along with being just a few hundred yards from the beach and marina.

Property Details: This unit is in great shape for its age and has solid bones. There are two parking spaces at the rear of the unit as well as full basement access.

This unit can easily be adapted into many other uses and concepts.

LOT SIZE

Frontage:

43.90 ft along Kent St West

Depth:

Approximately 201.83 ft

Raw Measurements:

45.57 ft x 200.27 ft x 45.57 ft x 200.27 ft

Total Area:

9,117.02 ft² (0.209 ac)



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