



**FOR SALE**

**21 KENT ST W, LINDSAY**

## ZIGGY'S FISH & CHIPS AND CARIBBEAN FOOD

Ziggy's Fish & Chips and Caribbean Food is a popular restaurant in downtown Lindsay. Once known solely for its classic fish and chips, it has expanded with a Caribbean menu that draws steady traffic. The 1,300 sq ft space is set up as quick service but offers seating for 40, making it easy to operate while still accommodating dine-in customers.

The restaurant comes fully equipped with two hood systems totaling 13 feet, a walk-in fridge, ample prep space, and two rear parking spots. The lease is very attractive at just \$2,700 gross per month including TMI, with 2 years remaining plus two additional 3-year terms.

This opportunity is available with training or can be rebranded into a new concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.

**\$169,000**

**\$2,700 Gross Rent**

**1,300 sq ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



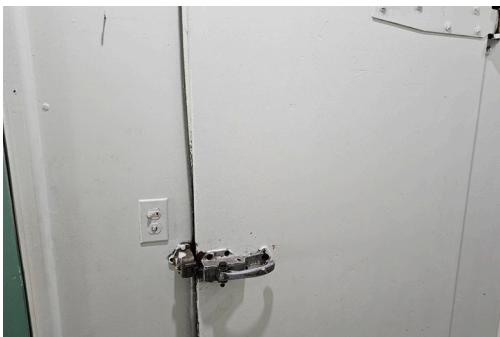
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## OTHER LOCATIONS:



### COPPERWORKS

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 gross rent
- Licensed for 125 + 37 patio



### UXBRIDGE QSR

- Quick Service Restaurant QSR
- 1,642 Sq Ft
- \$25 Base Rent
- Seating for 30



### BELONG SHARBOT LAKE

- Licensed Restaurant
- 2,400 Sq Ft
- Business with Property
- Licensed for 56 + 40 patio



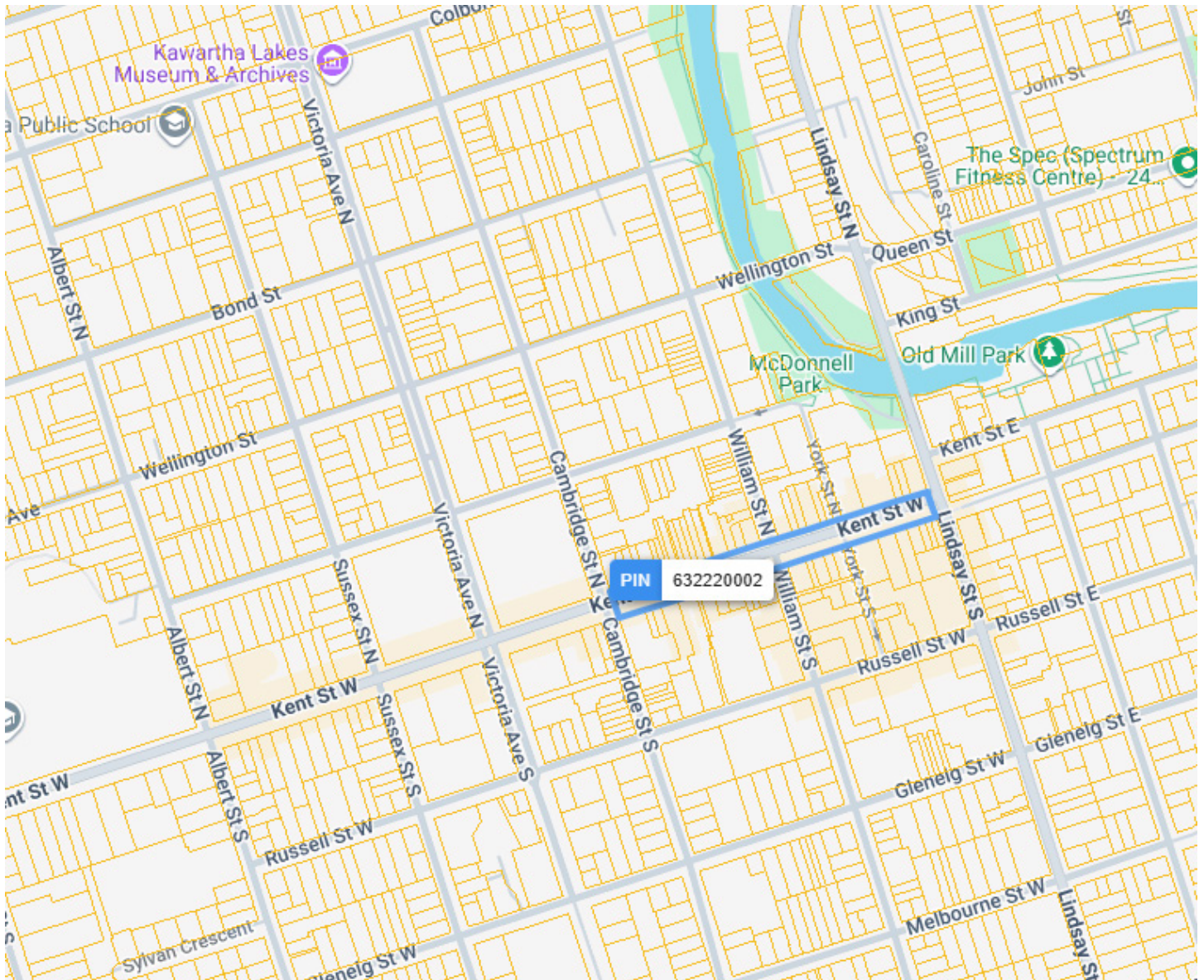
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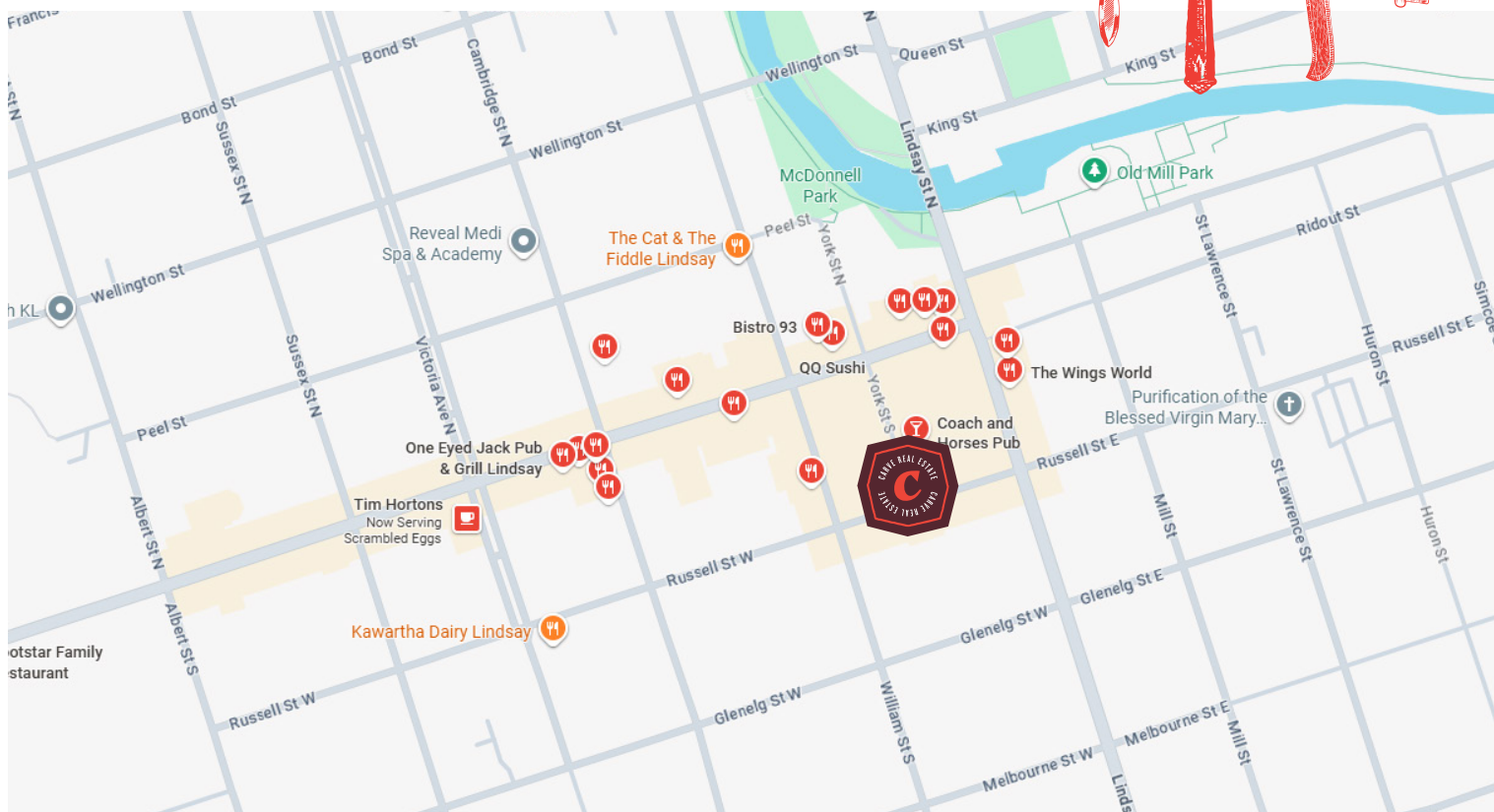
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## BUILDING DETAILS

Located in the capital of the Kawartha Lakes, Lindsay boasts a vibrant downtown core filled with restaurants, shops, and local businesses. Kent Street, the recently renovated main street, provides excellent exposure and plenty of customer parking, making it the hub of the community. The area continues to grow, supported by a large Fleming College campus and an expanding population.

This available unit stands out with its excellent visibility and attractive facade, offering strong curb appeal in a high-traffic location. It is ideally suited for a wide range of restaurant or retail concepts, providing flexibility for entrepreneurs looking to establish or expand their brand in a thriving market.

**Property Details:** The property includes two private parking spaces at the rear along with ample parking directly in front, making it convenient for pick-up, delivery, and customer access. This is a prime opportunity to secure space in one of Lindsay's busiest and most desirable areas.

### LOT SIZE

**Frontage:**  
1,184.32 ft along Kent St W

**Depth:**  
Approxiamtley 99.08 ft

**Dimensions:**  
99.03 ft x 1,184.32 ft x 99.03 ft  
x 1,184.85 ft

**Size:**  
117,294.22 ft<sup>2</sup>(2.693 ac)



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