



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.

\$124,000

\$2,700 Gross Rent

1,300 sq ft

Quick Service Restaurant

READY FOR SECONDS?

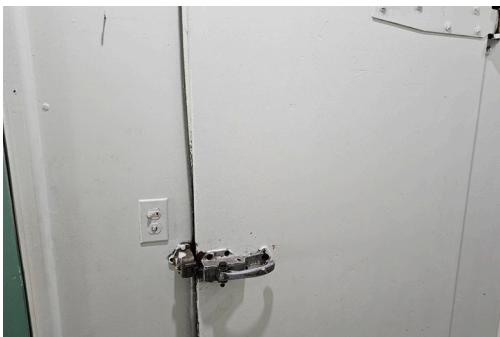
Call me to discuss this listing today.



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OTHER LOCATIONS:



FRESHII INNISFIL BEACH RD

- Healthy QSR Franchise
- 1,037 Sq Ft
- \$4,614 Gross Rent
- Strong sales and consistent profits



GC BURGER

- In the heart of the University District
- 1,073 Sq Ft
- \$5,487 Gross Rent
- Seating for 16 + Patio



PI CO CHURCH ST

- Pizza QSR Franchise
- 1,300 Sq Ft
- \$15,200 Gross Rent
- Licensed for 20

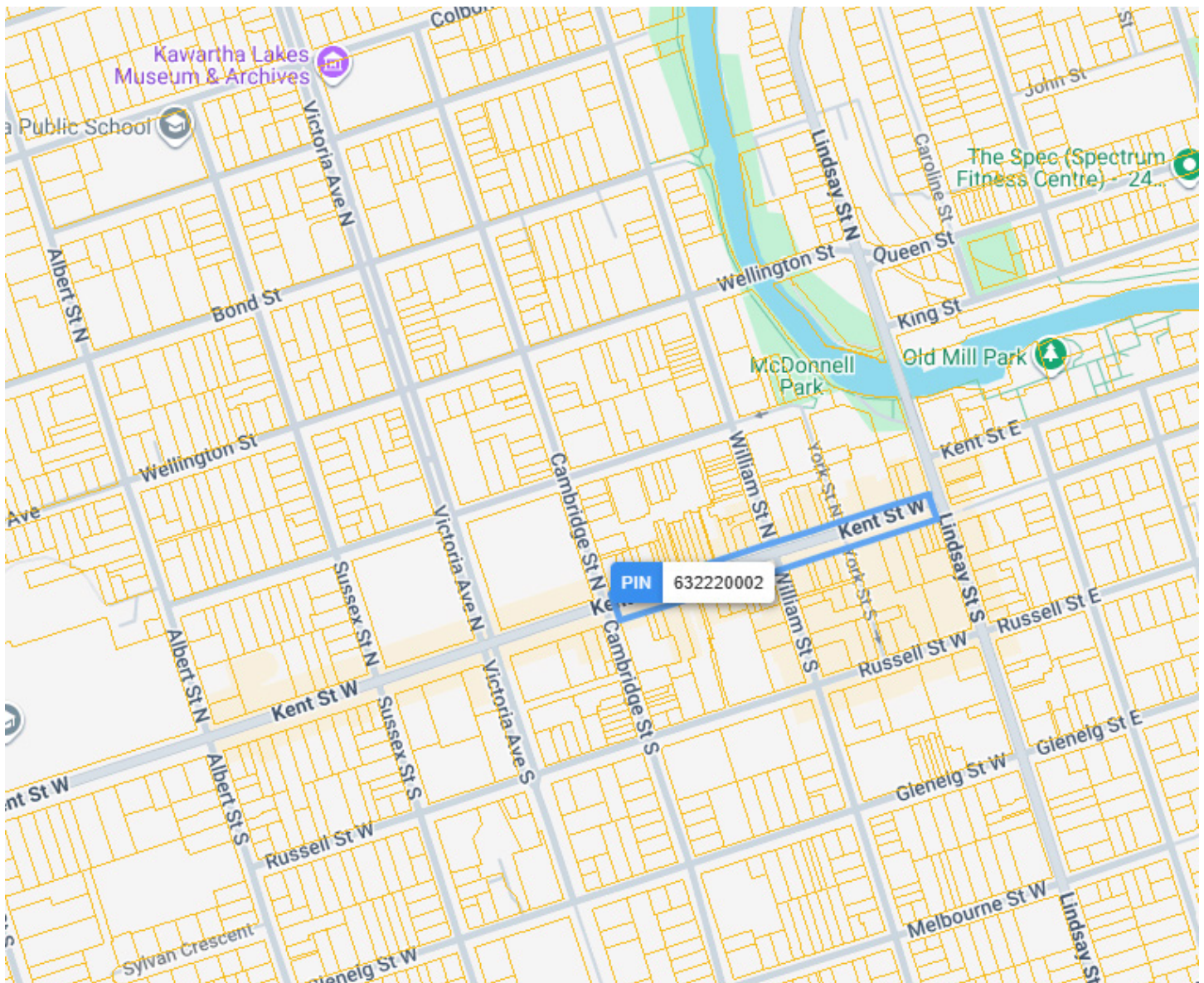


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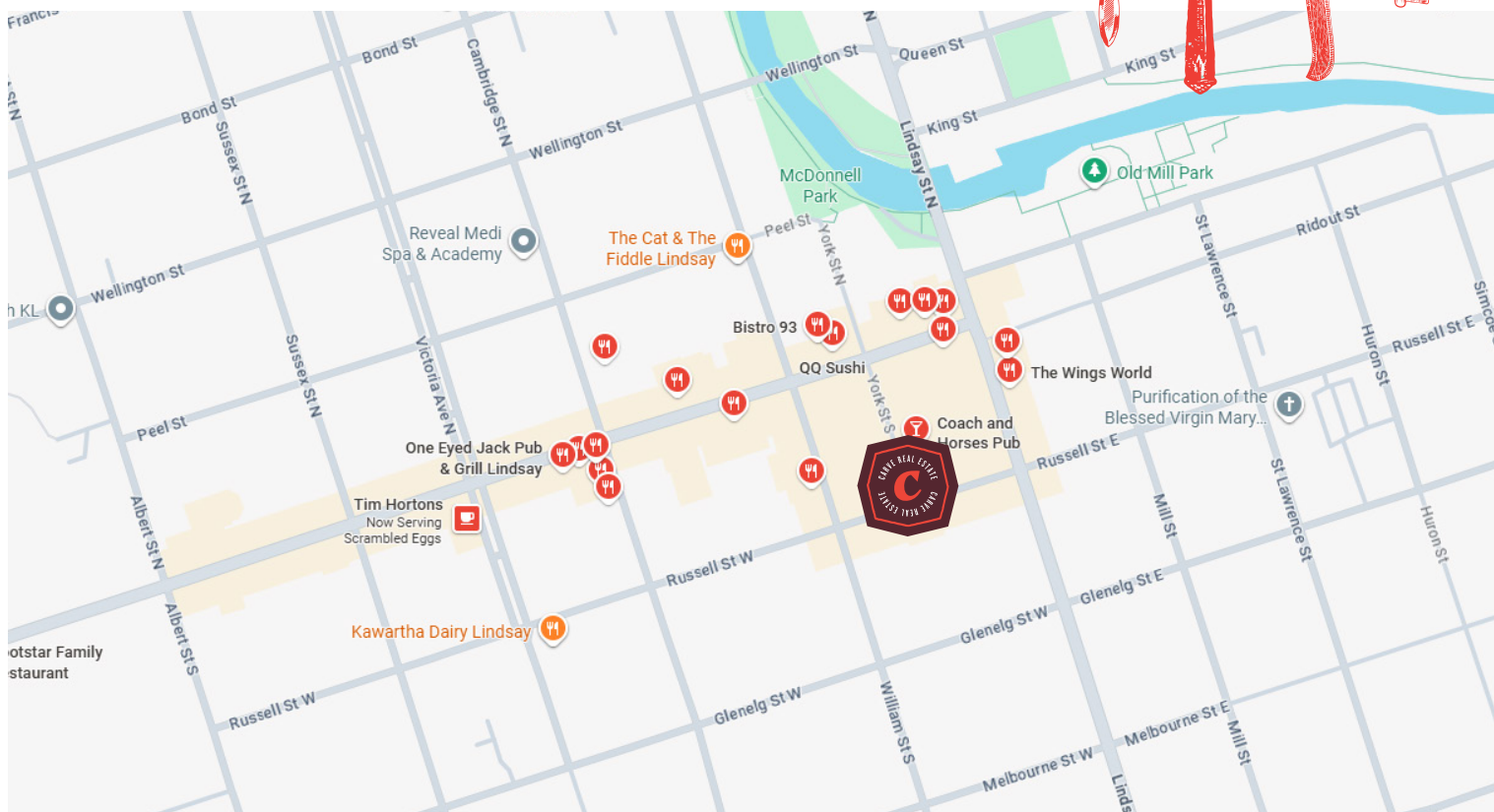
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BUILDING DETAILS

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 ft²(2.693 ac)



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