



FOR SALE

2925 HWY 35, LINDSAY

\$299,000

\$6,548 Gross Rent

3,500 Sq Ft

Diner

ST. DAVE'S DINER

Very established and profitable breakfast diner located on Highway 35 in Lindsay, Ontario. St. Dave's Diner has an 18-year history as a local staple with a loyal customer base and strong, consistent performance. This is a rare opportunity to acquire a well-known business with excellent reputation and steady demand in a high-visibility location.

The 3,500 Sq Ft layout is built for volume and efficiency, featuring a large production kitchen ideal for breakfast and lunch service. The space is equipped with two commercial hood systems totaling 18 ft along with a large walk-in fridge, allowing for streamlined operations. Seating for 60 is currently in place with room to expand, offering additional upside for growth.

Lease rate of \$6,548 Gross Rent including TMI with options. Solid net operating income on top of salary for ownership makes this an attractive opportunity for both hands-on operators and investors. The property includes 30 dedicated parking spaces with additional options nearby, and full training will be provided for a smooth transition. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LISTINGS:



PHIL'S FAMILY RESTAURANT

- Licensed Restaurant & Building
- 1,600 + 4,400 Sq Ft
- 6 Tenanted Apartments
- Licensed for 70



THE BISTRO

- Licensed Restaurant
- 3,500 Sq Ft
- \$3,275 Gross Rent
- Seating for 116



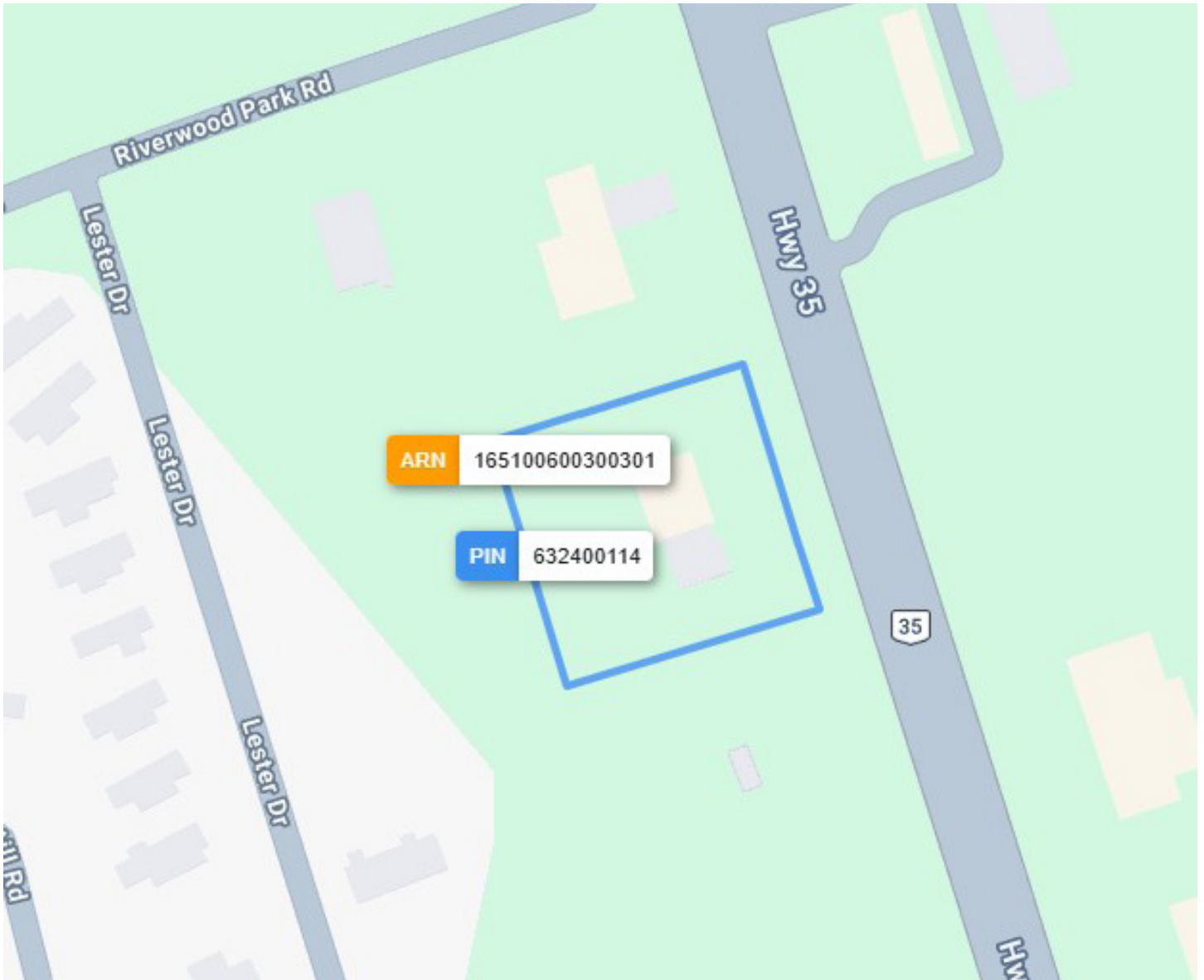
IOS ESTIATORIO & WINE BAR

- Licensed Restaurant with Patio
- 3,750 Sq Ft
- \$11,415 Gross Rent
- Licensed for 175 + 50 Patio



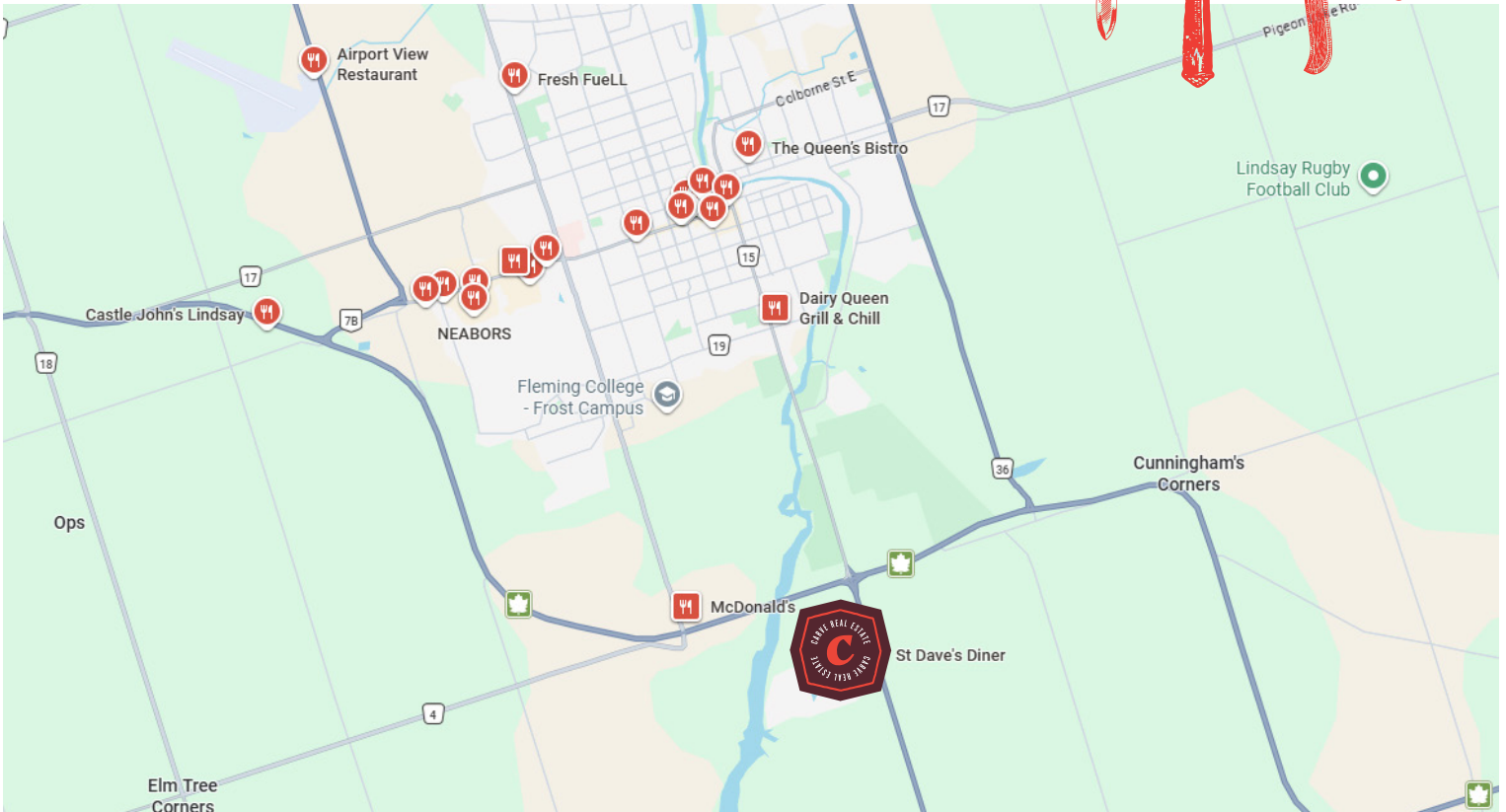
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BUILDING DETAILS

Excellent exposure along Highway 35 in Lindsay, offering steady vehicular traffic and strong visibility for a well-established breakfast concept. This is a busy corridor serving both local residents and pass-through traffic, making it an ideal location for consistent daytime business with room to expand hours and offerings.

The property is designed for functionality and ease of operation, with ample on-site parking and additional nearby options that make access simple for customers. The building supports high-volume service with a practical layout, strong infrastructure, and excellent flow from front-of-house to kitchen, helping to maintain efficiency during peak periods.

This is a turnkey setup with a proven layout that can continue as a successful diner or be adapted to a different concept or cuisine. The combination of size, parking, and visibility is difficult to find in the market, making this a flexible opportunity for a wide range of operators.

LOT SIZE

Frontage:
187.87 ft along Hwy 35

Depth:
Approximately 200.00 ft

Dimensions:
192.17 ft x 187.92 ft x 193.28 ft x
187.93 ft

Size:
36,209.76 ft² (0.831 ac)

Lot Measurement Accuracy:
LOW



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