



FOR SALE

429 KENT ST W, LINDSAY

\$299,000

\$5,463 Gross Rent

2,300 Sq Ft

QSR Franchise

POPEYES LOUISIANA KITCHEN

Popeyes Louisiana Kitchen franchise available in Lindsay, complete with a Drive-Thru and located on the busy Kent Street West commercial corridor alongside many of Canada's top national brands. This is an outstanding opportunity to acquire a well-established franchise with strong brand recognition and a modern turnkey buildout.

The 2,300 sq ft layout features seating for 24 and is optimized for dine-in, take-out, third-party delivery apps, and drive-thru service. Built to Popeyes franchise standards, the restaurant is equipped with a 10-ft commercial hood, two walk-in coolers (1 fridge and 1 freezer), premium equipment, excellent signage, and outstanding visibility. Parking for over 100 vehicles makes this an ideal high-volume location just off the area's main highways.

Lease rate of \$5,463 Gross Rent including TMI. Royalties of 8% + 1.5% with full training and support provided by head office pending franchisor approval. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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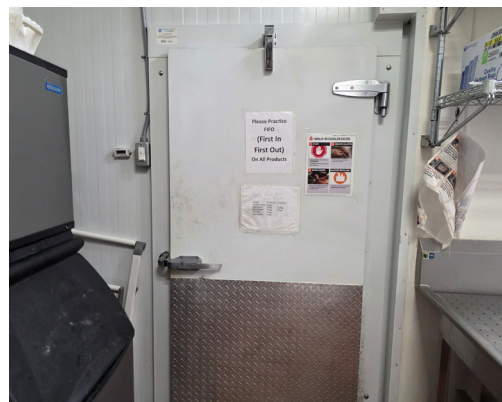
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OTHER LOCATIONS:



A&W

- QSR Burger Franchise
- 1,700 Sq Ft
- \$6,227 Gross Rent
- Seating for 26



WILD WING

- Sports Bar Franchise
- 2,131 Sq Ft
- \$6,920 Gross Rent
- Licensed for 67 + 30 on Patio



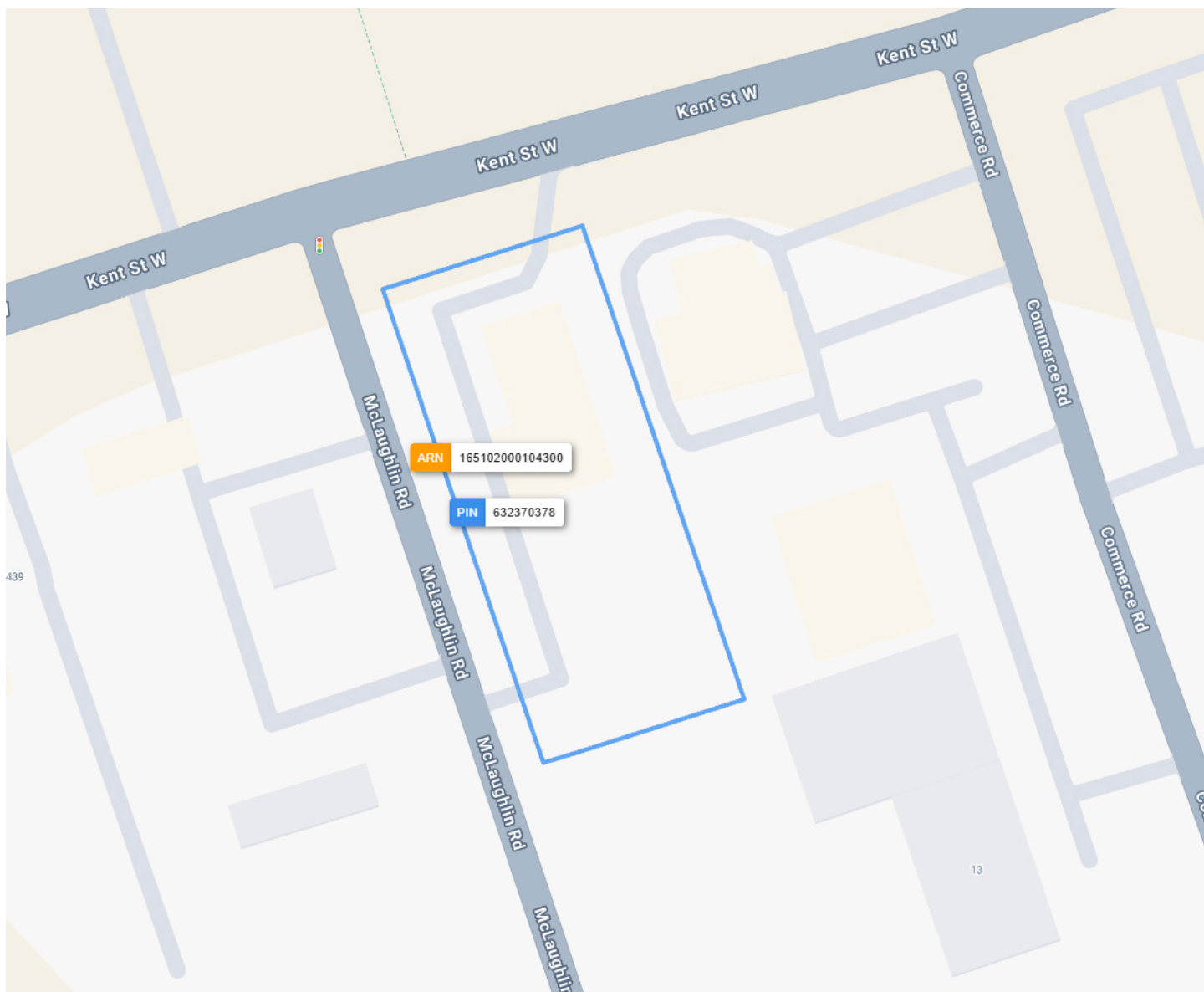
CRABBY JOES

- Sports Bar Franchise
- 4,500 Sq Ft
- \$13,183 Gross Rent
- Licensed for 216 + 70 on Patio



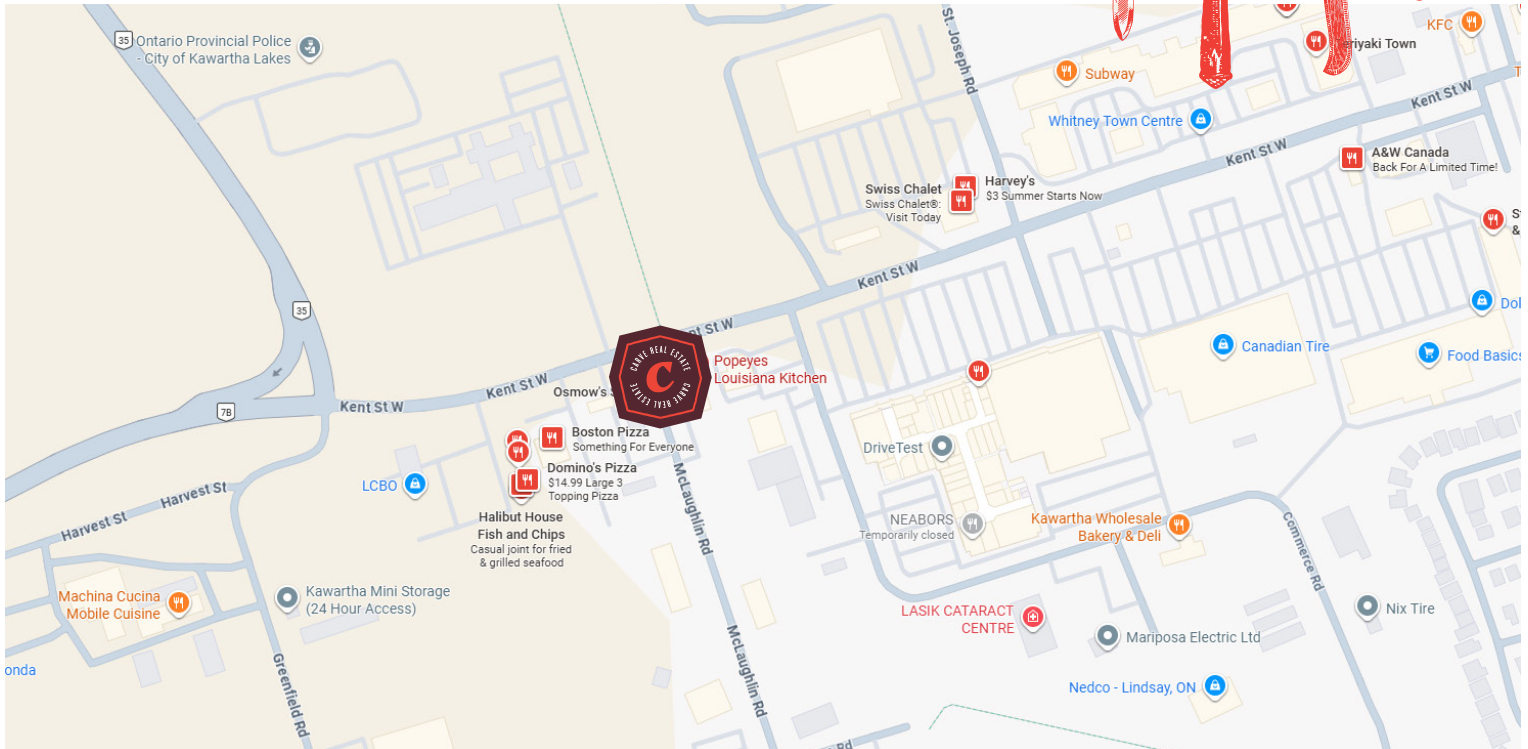
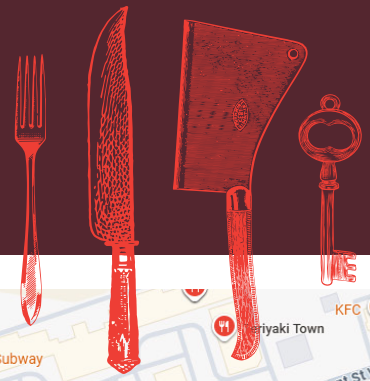
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BUILDING DETAILS

Located on Kent Street West, this restaurant occupies one of Lindsay's busiest commercial corridors, surrounded by major national brands and serving as a key destination for both local residents and highway traffic. The site benefits from excellent visibility, strong vehicle counts, and easy access from the area's main roads.

The freestanding-style plaza location offers parking for over 100 vehicles, making it ideal for dine-in, take-out, drive-thru, and delivery operations. The 2,300 sq ft layout is efficient and easy to manage while providing excellent exposure through prominent signage and a proven quick service restaurant configuration.

This is an excellent opportunity for franchise operators looking to expand with an established Popeyes location backed by one of the world's fastest-growing chicken brands. Full training and ongoing support are available through the franchisor pending buyer approval.

LOT SIZE

Frontage:
134.98 ft approx

Depth:
320.00 ft approx

Dimensions:
134.97 ft x 320.16 ft x 134.84 ft x 320.16 ft

Perimeter:
908.79 ft

Size:
43,174.00 ft² (0.991 ac)

Lot Measurement Accuracy:
LOW



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