



Office Building and Bank with AAA Tenants

FOR SALE | 165 Kent Street West, Lindsay | ON

- › Scotiabank will lease back the bank branch for 10 years from closing
- › Scotia Wealth will lease back a section of the 3rd floor for 5 years on closing
- › Exceptional cash flow, security and growth
- › 34 onsite parking spaces
- › BDO leases entire 2nd floor
- › Well maintained and modern building - recently renovated
- › Free and clear of financing
- › Premium investment grade tenants

ASKING:
\$5,000,000

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Accelerating success.

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ADDITIONAL FEATURES

- › Prestige building located in the heart of downtown Lindsay
- › Elevator
- › Lunchroom
- › Modern boardroom and private offices
- › Vault
- › Corner location
- › Total Rentable Area - 26, 527 SF



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[FOR MORE VIEWS OF THE PROPERTY, CLICK HERE FOR A DRONE VIDEO!](#)



DEMOGRAPHICS

Lindsay is a community located on the Scugog River in the Kawartha Lakes region of south-eastern Ontario. The town is the seat of the City of Kawartha Lakes and the hub for business and commerce in the region. The town of Lindsay has a population of approximately 21,000. Kawartha Lakes has a growing population of more than 77,000 residents, 31,000 seasonal residents, and an available workforce of more than 39,000 people. More than 1.45 million residents live within a one-hour drive of Kawartha Lakes. During the summer months, the region is a popular recreational destination, attracting an additional 1.4 million visitors annually.

POPULATION - 2018 ESTIMATED

Kawartha Lakes	77,289
Lindsay	21,000

AVERAGE HOUSEHOLD INCOME

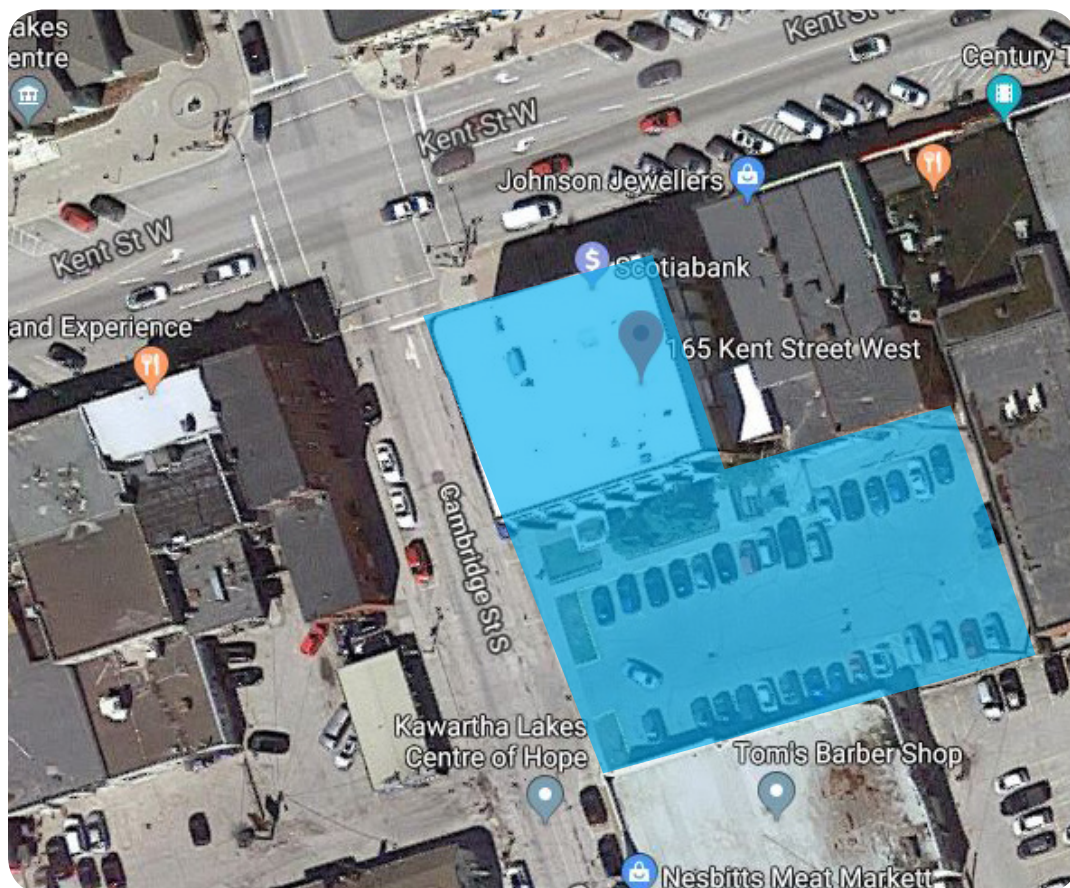
Neighborhood	49,566
Community	77,455
Lindsay	81,197

TRAFFIC COUNT - CARS PER DAY

165 Kent Street West	5,107
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AERIAL OF APPROXIMATE SITE BOUNDRIES

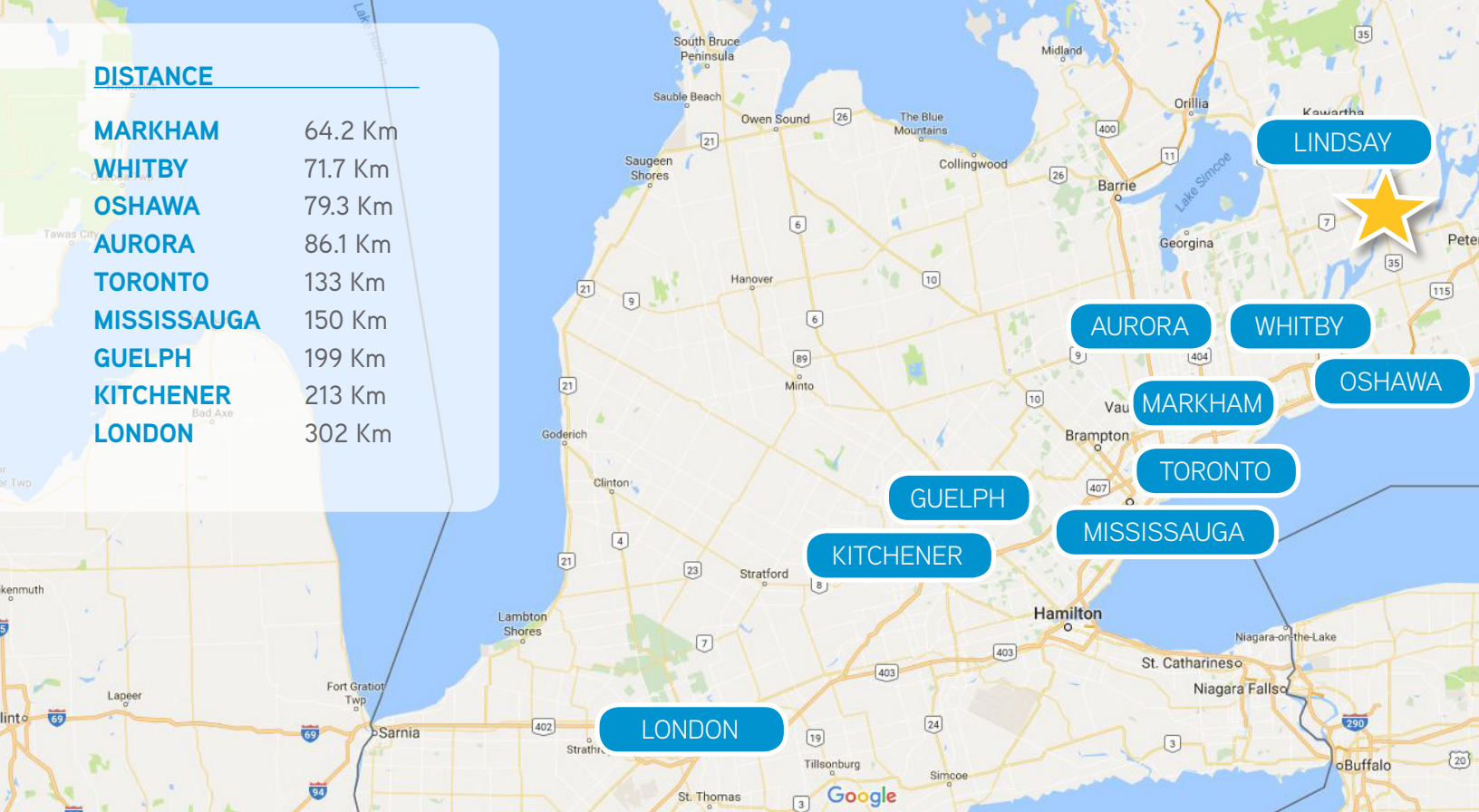


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DISTANCE

MARKHAM	64.2 Km
WHITBY	71.7 Km
OSHAWA	79.3 Km
AURORA	86.1 Km
TORONTO	133 Km
MISSISSAUGA	150 Km
GUELPH	199 Km
KITCHENER	213 Km
LONDON	302 Km



PERMITTED USES: CC ZONING - CENTRAL COMMERCIAL

- a. Animal Hospital
- b. Art gallery
- c. Automated teller/banking machines
- d. Bake shop
- e. Brew-your-own establishment
- f. Bus or taxi depot
- g. Department Store
- h. Drug Store
- i. Dry cleaning or laundry establishment
- j. Eating establishment
- k. Financial institution
- l. Flea market
- m. Funeral home
- n. Hobby Shop
- o. Hotel
- p. Liquor Store
- q. Medical clinic
- r. Motel
- s. Motor vehicle sales establishment
- t. Museum
- u. Office
- v. Parking lot or parking garage
- w. Personal service establishment
- x. Place of amusement
- y. Place of assembly
- z. Place of entertainment
- aa. Place of worship
- bb. Post office
- cc. Printing or publishing establishment
- dd. Rental establishment
- ee. Retail establishment
- ff. Service or Repair Shop
- gg. Service station
- hh. Studio
- ii. Tavern or entertainment lounge
- jj. Television or radio broadcasting station or studio
- kk. Video rental and sales establishment

CONTACT US

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