



For Sale: Office/Retail

# 40 Lindsay Street S

9,036 SF User/Investment Opportunity located in Lindsay, ON

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# 40 Lindsay Street S

9,036 SF Retail/Office Building with two floors located on Lindsay Street S & Russell Street E in Lindsay, ON



Building Size  
**9,036 SF**



Zoning  
**CC - Central  
Commercial Zone**



Parking  
**6 Dedicated Spots**



Occupancy  
**Vacant**



Price  
**\$995,000**

Taxes (Annual)  
**\$22,335.75 (2024)**

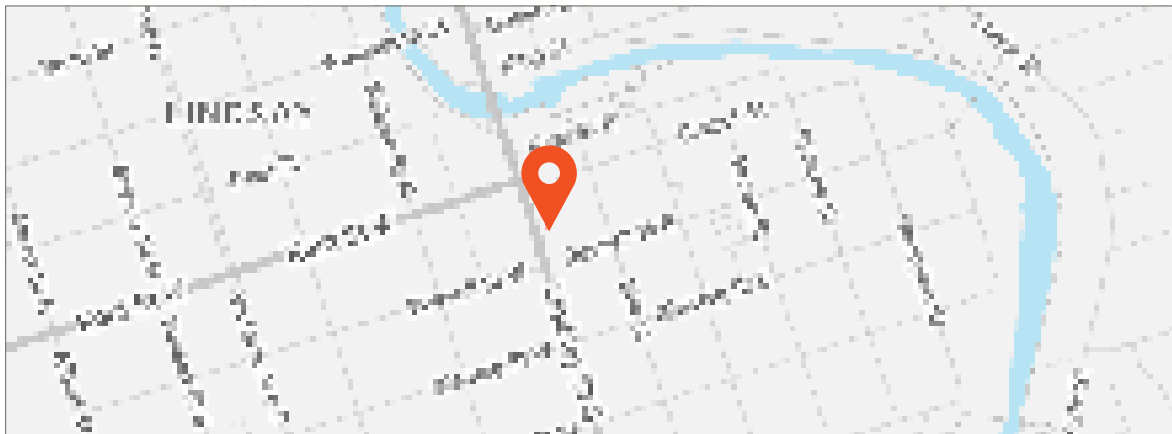


Listing Agents  
**Cole Braithwaite\***  
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cole@lennard.com

\*Sales Representative

## Property Highlights

- Large Commercial/Office Building
- Building is vacant
- Two floors with multiple offices and washrooms
- Free public parking nearby
- Ideal for medical office, professional office, retail store, restaurants, personal service shop and more



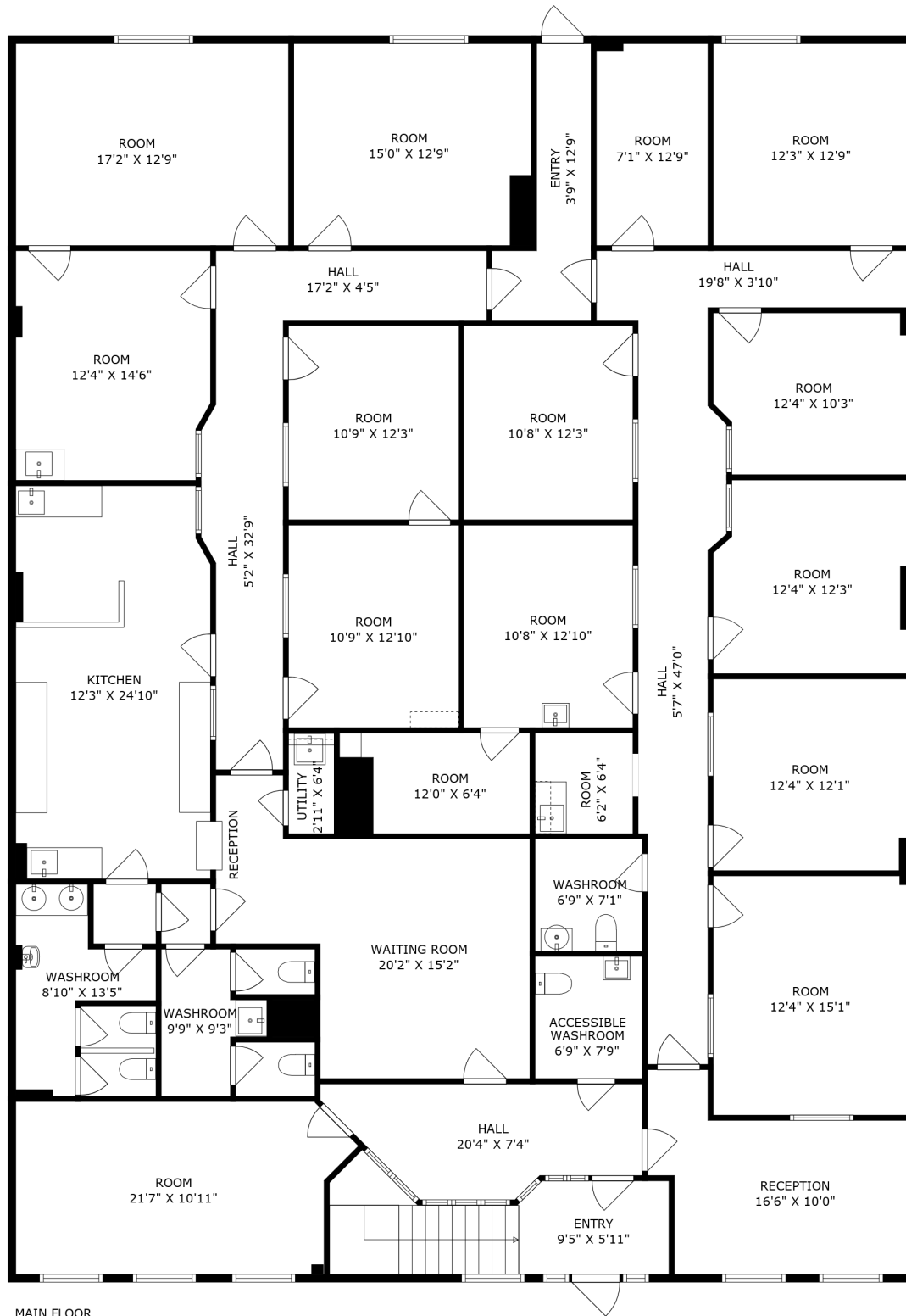
# 40 Lindsay Street S





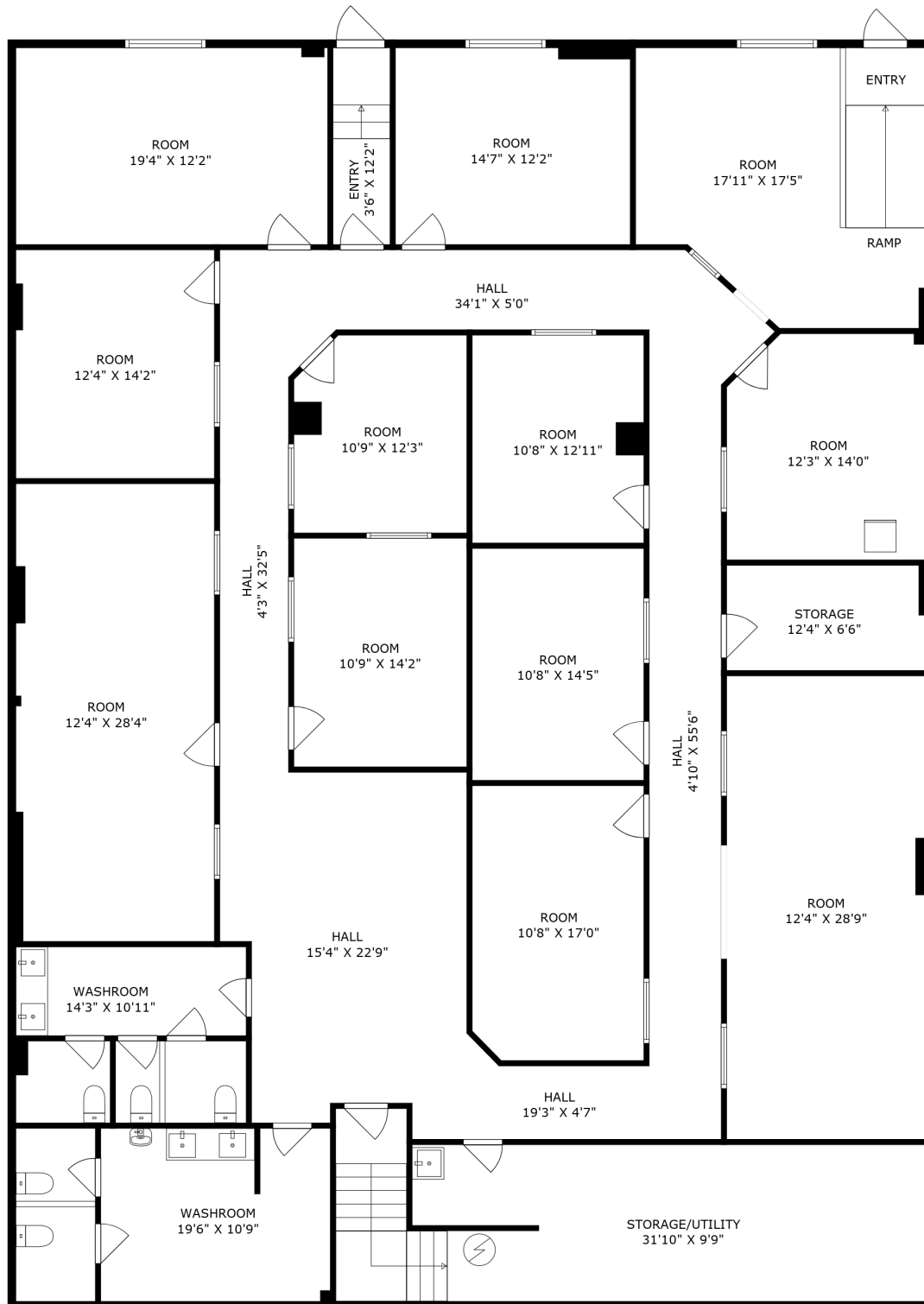
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## Floor Plan - Main Floor



# 40 Lindsay Street S

## Floor Plan - Basement



BASEMENT

# 40 Lindsay Street S



## CC - Central Commercial Zone

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Central Commercial (CC) Zone, except for the following uses:

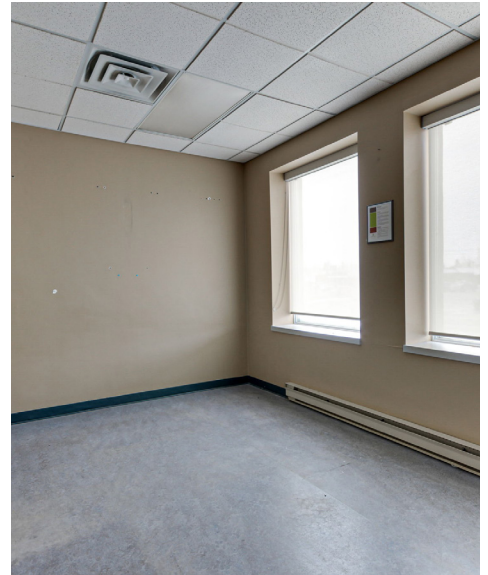
### Commercial

- Animal Hospital
- Art gallery
- Automated teller/banking machines
- Bake shop
- Brew-your-own establishment
- Bus or taxi depot
- Department Store
- Drug Store
- Dry cleaning or laundry establishment
- Eating establishment
- Financial institution
- Flea market
- Funeral home
- Hobby Shop
- Hotel
- Liquor Store
- Medical clinic
- Motel
- Motor vehicle sales establishment
- Museum
- Office
- Parking lot or parking garage
- Personal service establishment
- Place of amusement
- Place of assembly
- Place of entertainment
- Place of worship
- Post office
- Printing or publishing establishment
- Rental establishment
- Retail establishment
- Service or Repair Shop
- Service station
- Studio
- Tavern or entertainment lounge
- Television or radio broadcasting station or studio
- Video rental and sales establishment

### Residential

- Apartment building, subject to the requirements of the Residential High-Rise One (RH1) Zone of this By-Law
- Dwelling units above a permitted commercial use
- Crisis Care Residence above a permitted commercial use or in a freestanding building
- Day Nursery or Day Care Centre
- Lodging, Boarding or Rooming House above a permitted commercial use or
- in a free standing building
- Senior Citizen's Home above a permitted commercial use or in a freestanding building
- Home Occupation

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## **Lennard:**

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.