

FOR SALE

COMMERCIAL DEVELOPMENT
OPPORTUNITY



CREILAND
CONSULTANTS



FLEETWOOD ROAD

FLEETWOOD ROAD

ST. GEORGE ST

96

FLEETWOOD ROAD,
LINDSAY, ON



GOOGLE STREETVIEW



PROPERTY WEBSITE

Creiland Consultants Realty Inc.

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PROPERTY OVERVIEW

This industrial corner lot is ideally located at the intersection of Fleetwood Road and St. George Street and just a 4 minute drive from the Flato Residential Development. Zoned General Employment (GE), it provides exceptional flexibility with more than 30 approved commercial and industrial uses. Its proximity to major highways ensures convenient access, while hydro and municipal services are readily available at the road. Additionally, the property features solar panels that produce an annual income of \$12,000 to \$15,000, offering both development potential and a source of passive revenue.

-  **\$849,000**
PRICE
-  **0.98 AC**
TOTAL AREA
-  **\$1,560.42**
ANNUAL TAX (2024)
-  **632090067**
PIN NO.
-  **GE**
ZONING
-  **198 FT. X 204 FT.**
LOT DEPTH AND LOT FRONT (APPROX.)



SOLAR-GENERATED ANNUAL CASH FLOW



PROPERTY TYPE
INDUSTRIAL/COMMERCIAL LAND



PROPERTY INTERSECTION
FLEETWOOD RD. & ST. GEORGE ST.

NEIGHBOURHOOD OVERVIEW

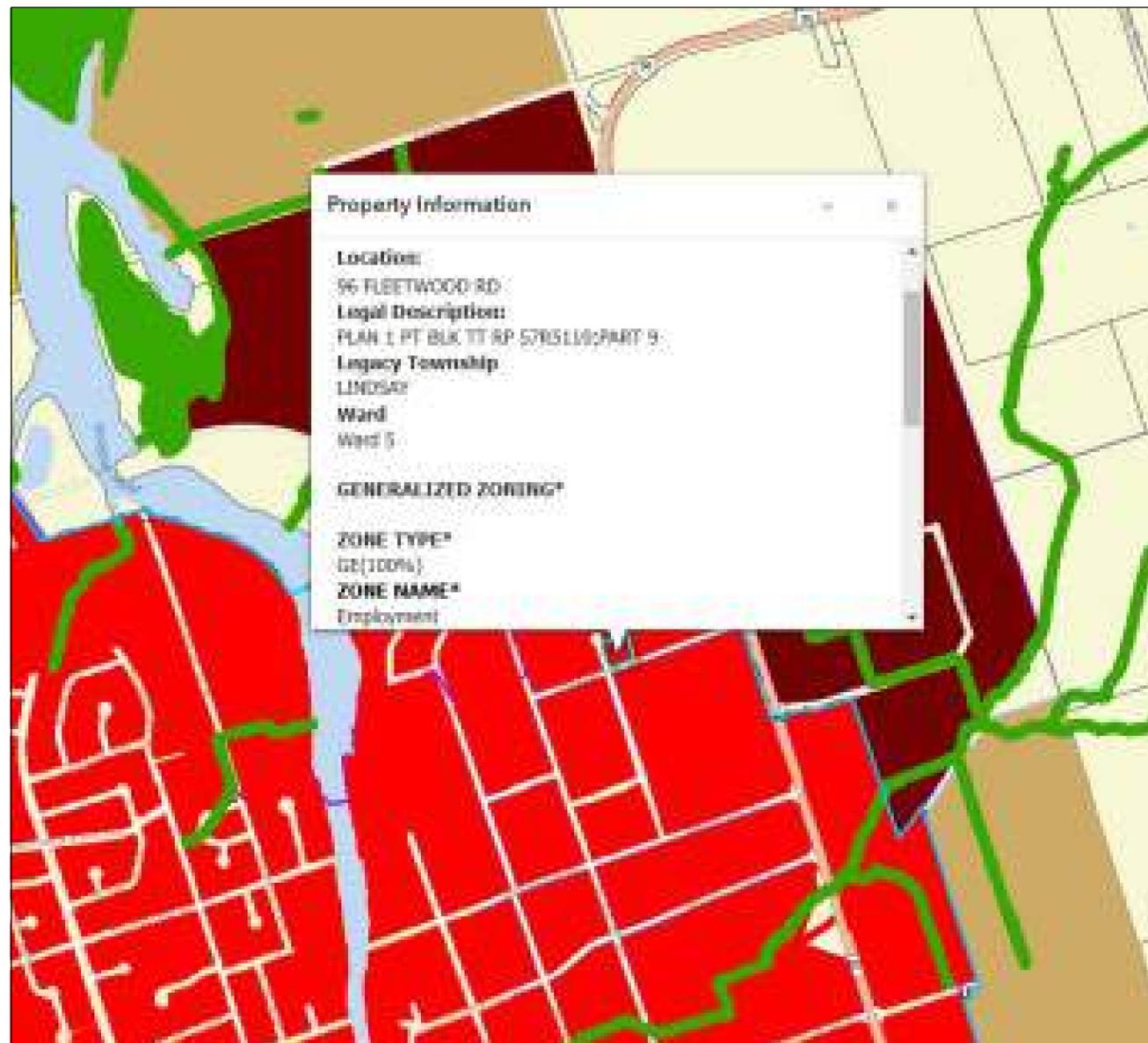


FLATO DEVELOPMENTS INC. **GRACE & GRAND**

A masterfully-designed community, invigorating Lindsay with a heightened sense of promise and purpose; timeless and remarkable in its journey of transformation. This is where you make your home.



ZONING



THE PROPERTY AT 96 FLEETWOOD ROAD IN THE FORMER TOWN OF LINDSAY IS ZONED **GENERAL EMPLOYMENT (GE)** ZONE UNDER THE TOWN OF LINDSAY ZONING BY-LAW 2000-75.

PERMITTED USES

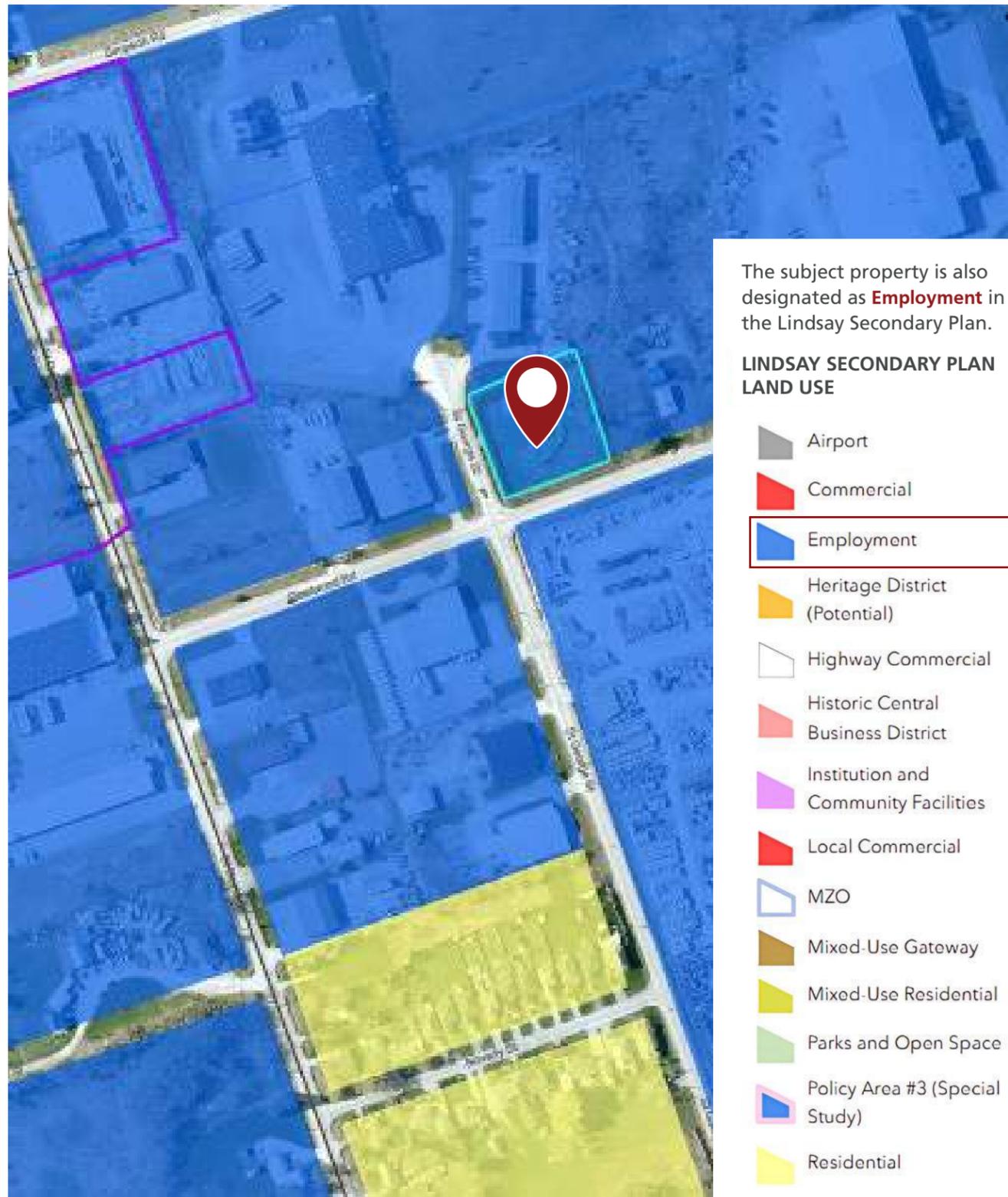
INDUSTRIAL:

- » ANIMAL HOSPITAL
- » BAKERY
- » BUILDING SUPPLY ESTABLISHMENT OR CONTRACTOR'S YARD
- » FARM EQUIPMENT OR IMPLEMENT DEALER
- » FUEL STORAGE YARD
- » INDUSTRIAL USES INCLUDING MANUFACTURING, PROCESSING AND WAREHOUSING
- » SAWMILL OR WOOD PRODUCTS PLANT
- » BUS STORAGE AREA
- » FEED OR FLOUR MILL
- » CONCRETE BATCHING OR MIXING PLANT
- » SALVAGE YARD
- » TRUCK TERMINAL, FORWARDING DEPOT OR FREIGHT HANDLING ESTABLISHMENT
- » MOTOR VEHICLE WASHING ESTABLISHMENT
- » GRAIN ELEVATOR
- » DAIRY OR BOTTLING ESTABLISHMENT
- » MONUMENT WORKS
- » OPEN STORAGE AREA INCIDENTAL TO A PERMITTED USE

COMMERCIAL:

- » AUCTION ESTABLISHMENT
- » AUTO PARTS SUPPLY ESTABLISHMENT
- » BREW YOUR OWN ESTABLISHMENT
- » BUS OR TAXI DEPOT
- » COMMERCIAL TRAINING CENTRE (FREE STANDING)
- » CONVENIENCE RETAIL ESTABLISHMENT
- » DATA PROCESSING CENTRE
- » EATING ESTABLISHMENT
- » OFFICE
- » PERSONAL SERVICE SHOP
- » PRINTING OR PUBLISHING ESTABLISHMENT
- » RENTAL ESTABLISHMENT (FREE STANDING)
- » REPAIR SHOP
- » SERVICE SHOP
- » TELEVISION OR RADIO BROADCASTING STATION OR STUDIO
- » VIDEO RENTAL AND SALES ESTABLISHMENT

SECONDARY PLAN LAND USE

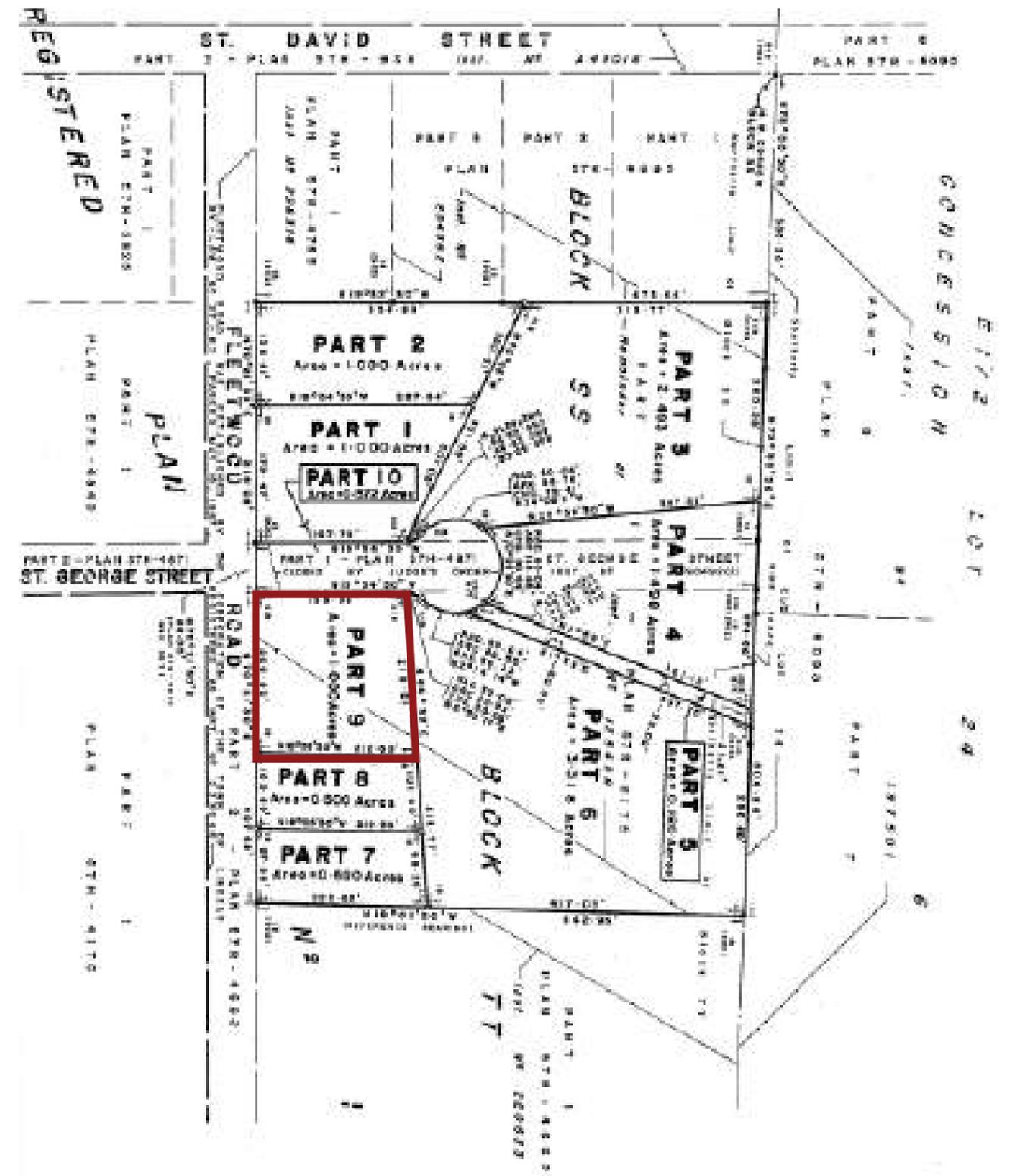


The subject property is also designated as **Employment** in the Lindsay Secondary Plan.

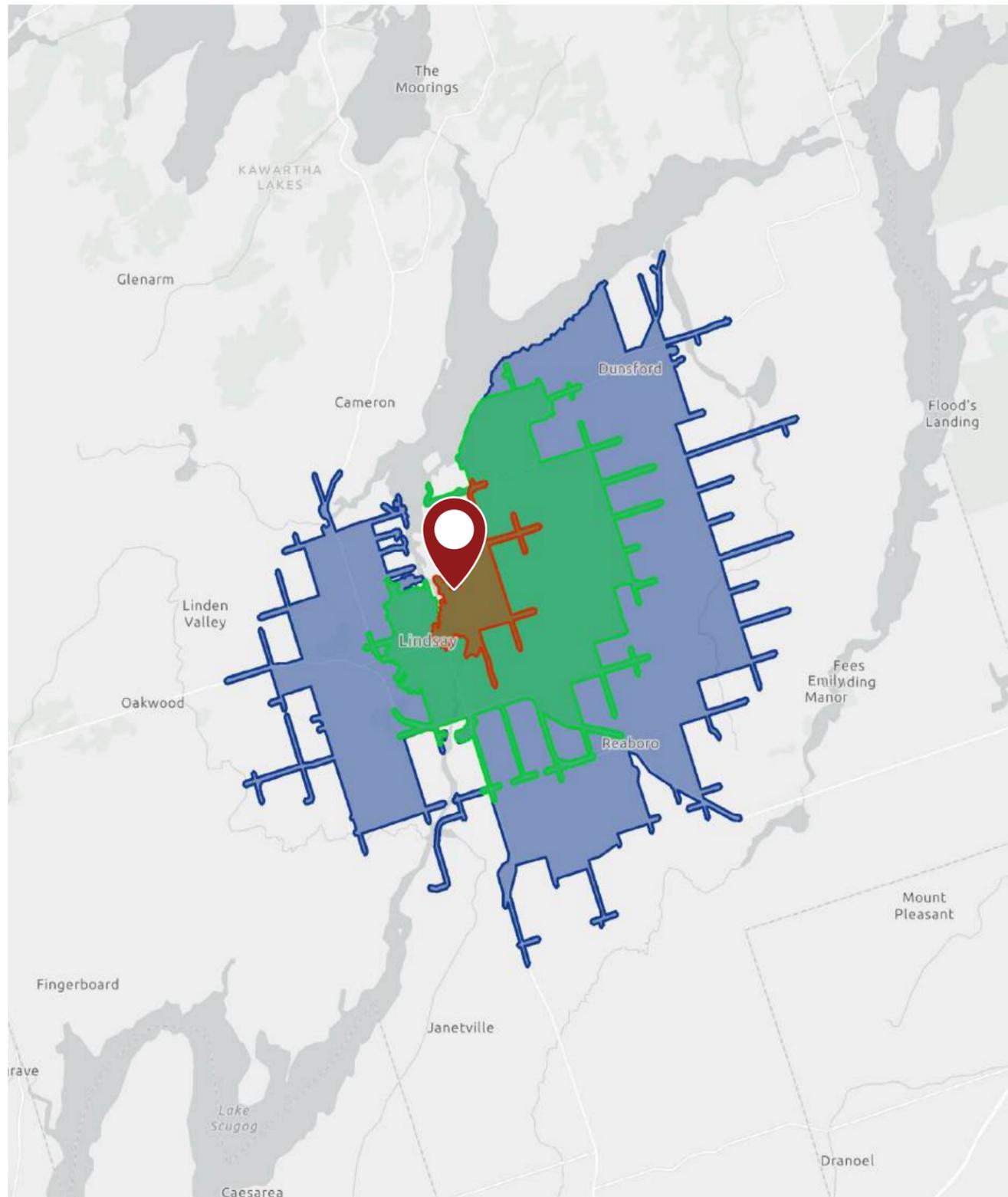
LINDSAY SECONDARY PLAN LAND USE

-  Airport
-  Commercial
-  Employment
-  Heritage District (Potential)
-  Highway Commercial
-  Historic Central Business District
-  Institution and Community Facilities
-  Local Commercial
-  MZO
-  Mixed-Use Gateway
-  Mixed-Use Residential
-  Parks and Open Space
-  Policy Area #3 (Special Study)
-  Residential

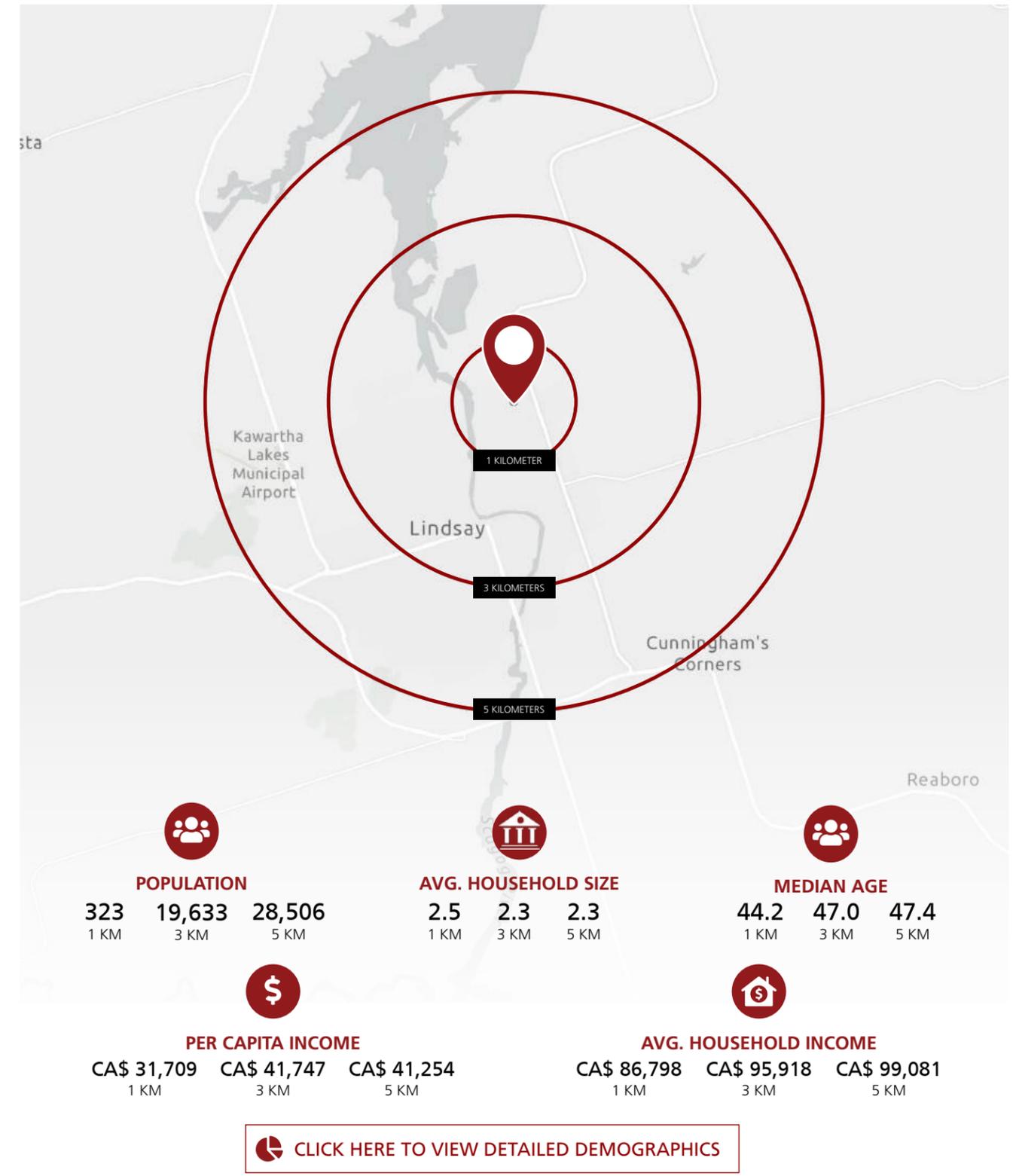
SURVEY



DRIVE TIME MAP



DEMOGRAPHICS



KEY FACTS



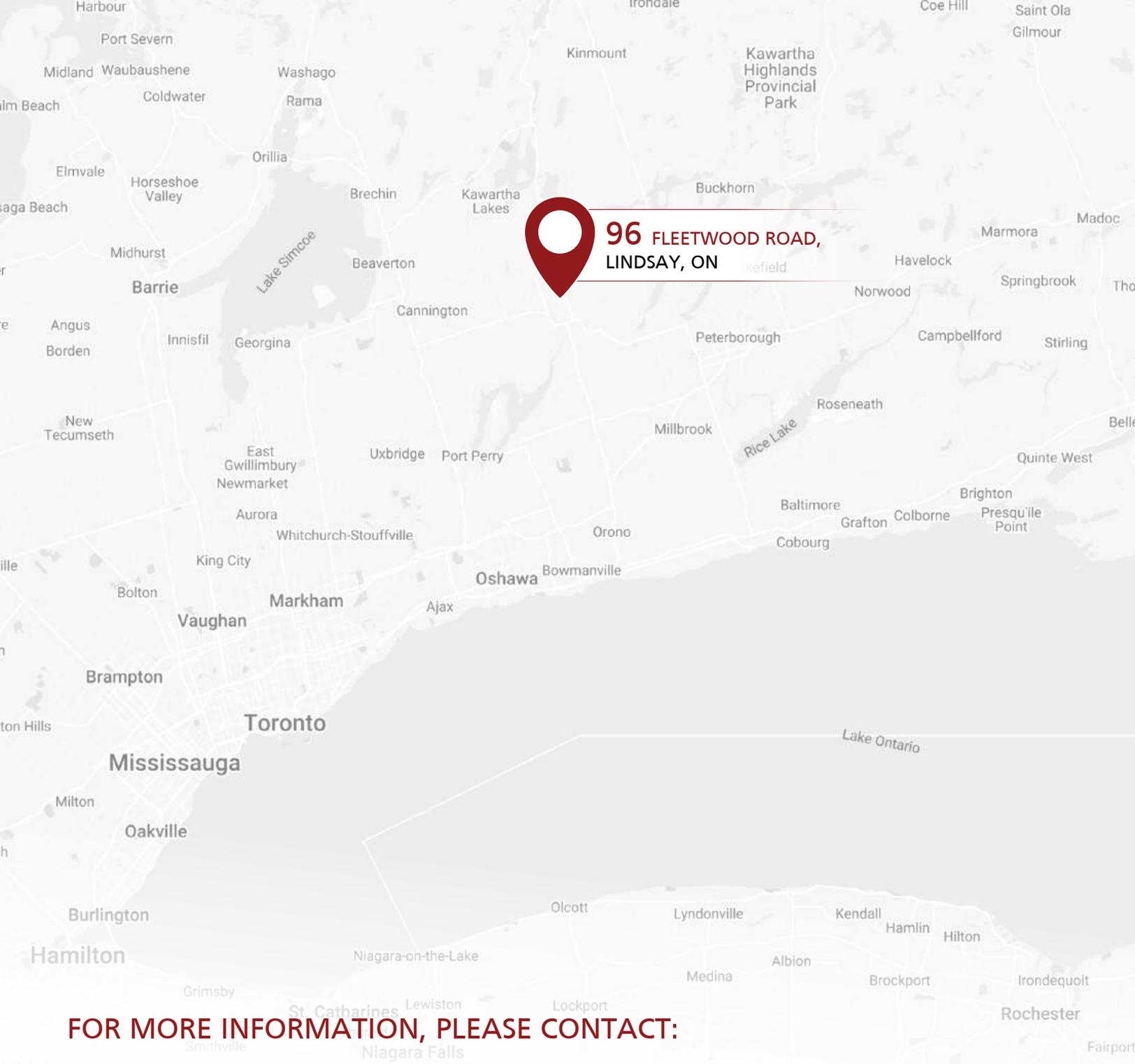
LINDSAY COMMUNITY PROFILE



DOING BUSINESS IN LINDSAY

The town of Lindsay offers a delightful variety of experiences including theatre, festivals, historic sites, museums, artisan studios as well as streets lined with locally owned shops, galleries, and restaurants. The downtown core is known for having one of the widest downtown streets in Ontario, designed to be wide enough to accommodate the turning radius of a four-horse hitch.

Downtown Lindsay gets its opportunity to shine during several events and festivals throughout the year. You'll find sidewalk sales, seasonal festivals, and farmers' markets in the summer months, creating a wonderful atmosphere for strolling and browsing. The perfect combination of modern and historical, eclectic and traditional, and above all, a place that cherishes its local community, Lindsay is the business heart of Kawartha Lakes.



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LINDSAY, ON**

FOR MORE INFORMATION, PLEASE CONTACT:



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