

FOR SALE

USER INVESTOR OPPORTUNITY
ABATTOIR & BUTCHER FACILITY



CREILAND
CONSULTANTS



2133

LITTLE BRITAIN RD.,
LINDSAY, ON



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PROPERTY OVERVIEW

Formerly operating as Len & Patti's Butcher Block and recently managed by Noble Cuts with special licensing (OMAFRA & HMA Certified), this unique property offers a fully functional abattoir and butcher facility along with significant expansion potential. The site includes the real estate, main processing building, and accessory structures—making it an excellent opportunity for end users in the food production, agricultural, or specialty processing sectors.

The primary building features a footprint of approximately 6,006 SF with an additional 2,497 SF on the second floor. Constructed in the early 1990s, the two-storey brick and metal-clad structure has been well maintained and retains its original layout. Interior components include a retail storefront, inspector and general offices, staff rooms, storage areas, slaughter floor, lairage, chiller rooms, tripe room, and dedicated meat cutting, processing, and packaging rooms. A small detached garage provides additional utility and storage flexibility.

Situated on approximately 3.18 acres, the remainder of the site consists of open agricultural land, providing ample room for future expansion, on-site parking, or potential redevelopment. Surrounding properties are predominantly agricultural with limited commercial and residential uses along Little Britain Road, offering privacy and a rural operating environment. Property is zoned as Highway Commercial with several permitted uses such as carwash, abattoir, convenience store, motor vehicle dealership, nursery, parking lot, professional office, nursery, restaurant, automotive store, etc.

- 

\$1,750,000
PRICE
- 

\$9,112.13
PROPERTY TAX (EST. 2025)
- 

Retail / Industrial
PROPERTY TYPE
- 

3.18 AC
SITE AREA
- 

2-Storey Brick & Metal-Clad Building
CONSTRUCTION TYPE
- 

8,503
BUILDING SIZE (SF)
- 

1 Garage + Multiple Processing Rooms
LOADING / SERVICE ACCESS
- 

Early 1990's
YEAR BUILT





PROPERTY TYPE
Retail / Industrial



PROPERTY INTERSECTION
Little Britain Road & Highway 7,
Kawartha Lakes, Ontario



ZONING
Highway Commercial
(CH-17)

PROPERTY OUTLINE



AMENITIES MAP



PHOTOS



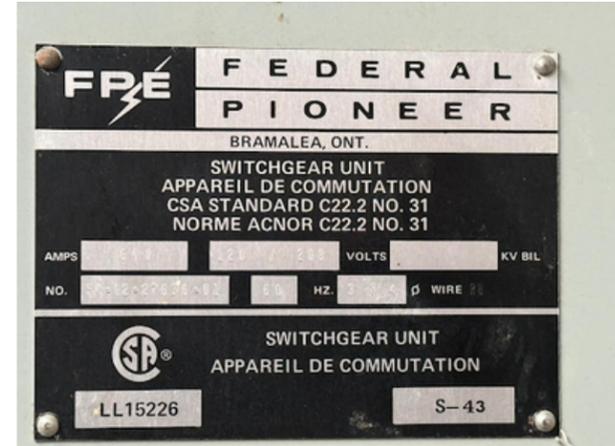
PHOTOS



PHOTOS



UTILITIES



Power:
 Amps: 600
 Voltage: 120/208V
 Wire: 3/4 60 hz



Sanitary Type:
 Septic tank / 2000 gallons capacity

Heating Source:
 Propane tanks

Water Source: Two (2) wells located at the property.

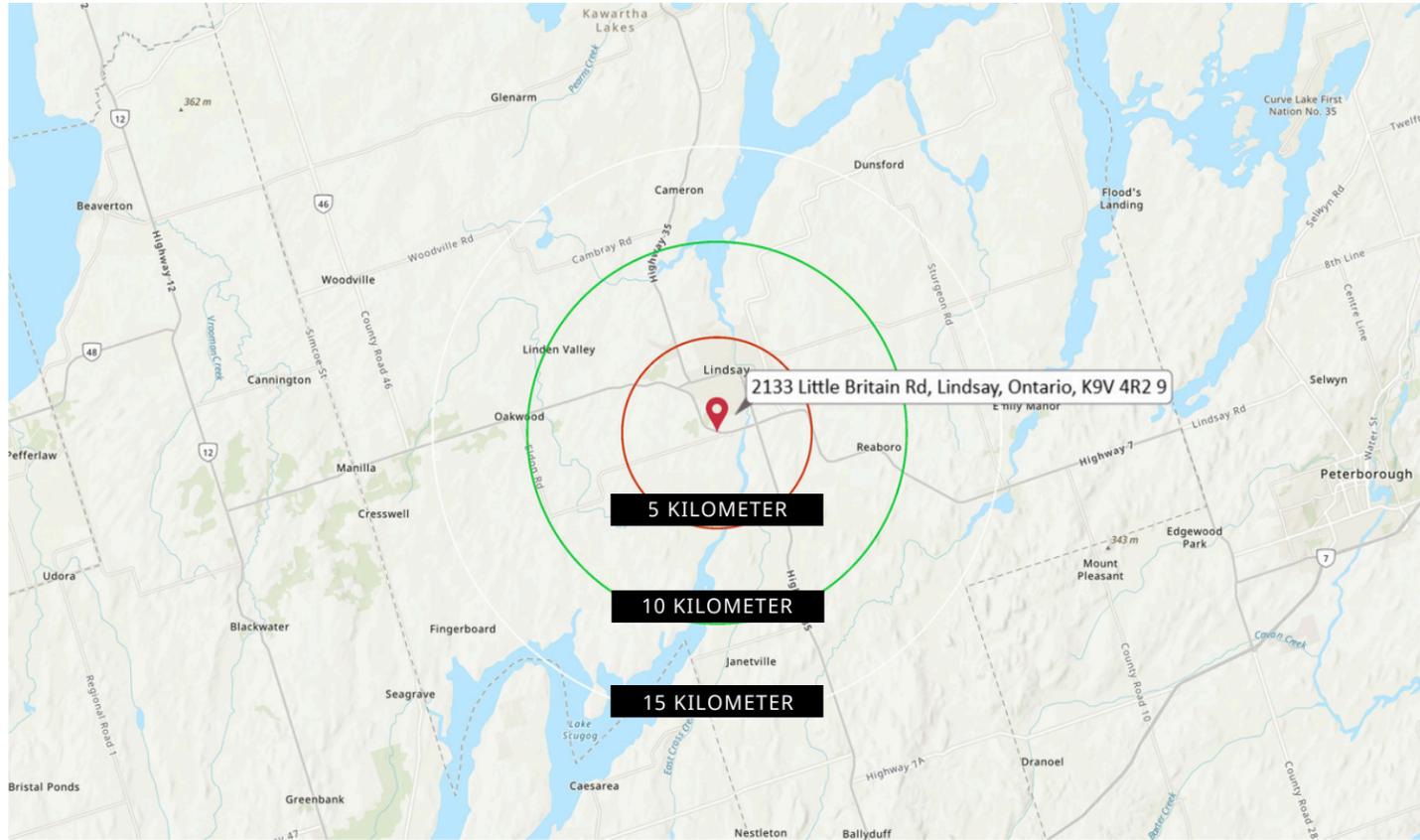


Well #1:
 South drill well - 90 feet deep



Well #2:
 West well - 3 feet wide 25 feet deep

DEMOGRAPHICS



POPULATION

25,510	33,957	46,465
5 KM	10 KM	15 KM



MEDIAN AGE

47.3	47.0	47.4
5 KM	10 KM	15 KM



AVE. HOUSEHOLD SIZE

2.3	2.4	2.4
5 KM	10 KM	15 KM

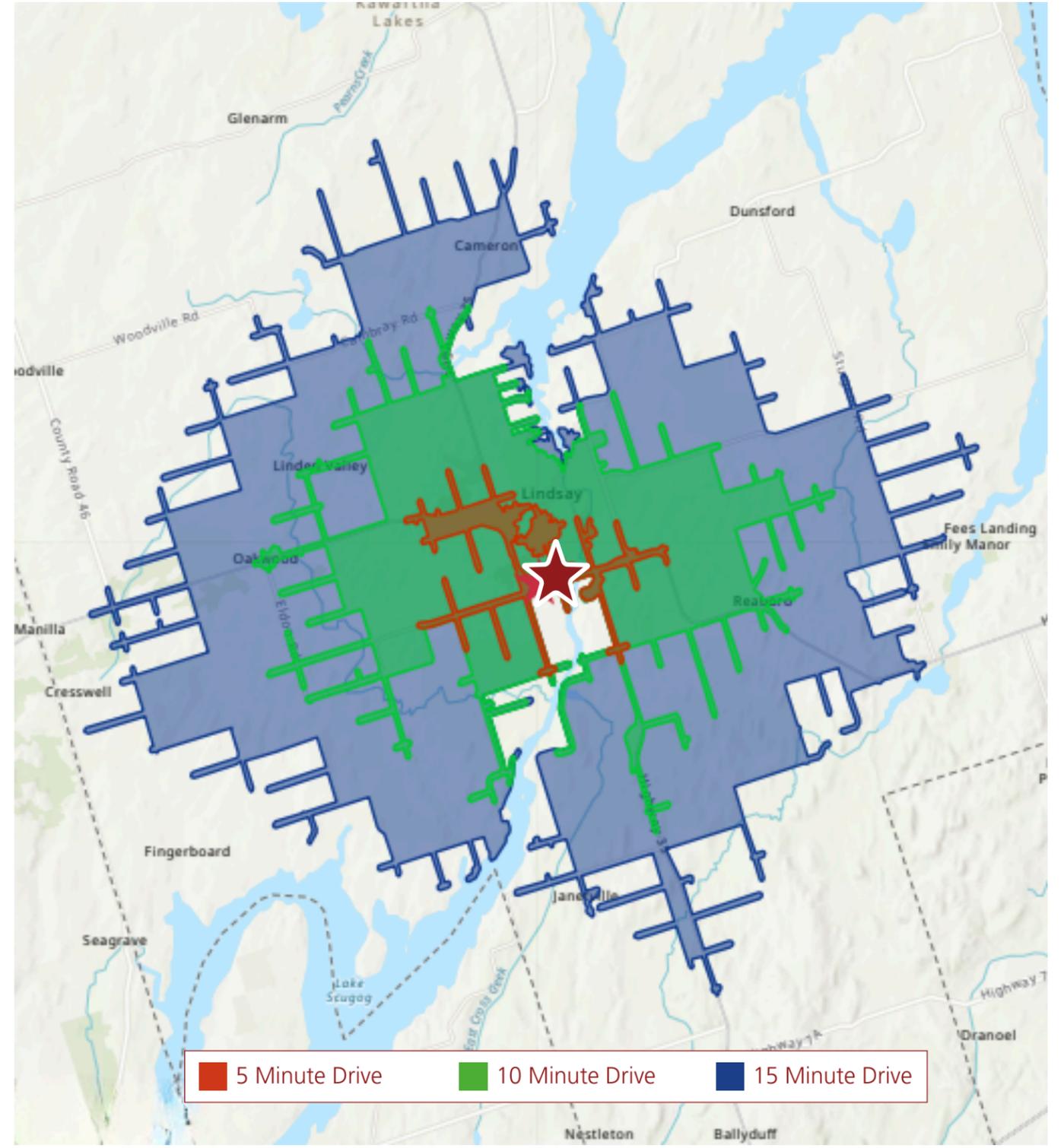


AVG. HOUSEHOLD INCOME

105,893	111,804	118,367
5 KM	10 KM	15 KM

 [CLICK HERE TO VIEW DETAILED DEMOGRAPHICS](#)

DRIVE TIME MAP



■ 5 Minute Drive ■ 10 Minute Drive ■ 15 Minute Drive

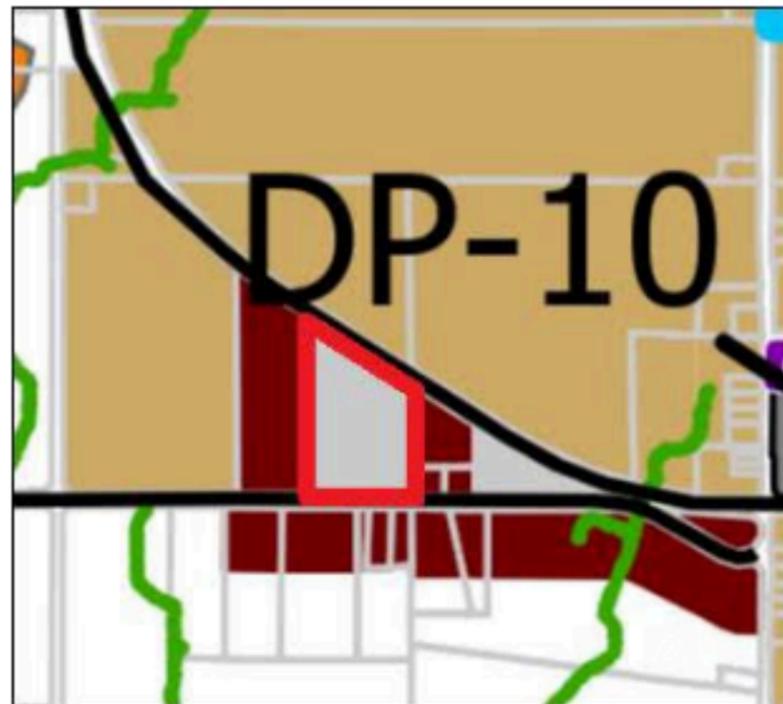
ZONING

ZONING: Highway Commercial Exception Seventeen (CH-17)

According to the Township of Ops Comprehensive Zoning By-Law #93-30, the property located at 2133 Little Britain Road, Lindsay, Ontario is zoned:

CH-17 — Highway Commercial Exception Seventeen Zone

Municipal staff confirmed that both parcels associated with this address carry the same CH-17 zoning designation in MPAC and the City's GIS system.



Land Use Designations

- Prime Agriculture
- Rural
- Environmental Protection
- Urban Settlement Area
- Hamlet
- Waterfront
- Highway Commercial
- Tourist Commercial

- Industrial
- Aggregate
- Open Space
- Sand and Gravel Resource
- Development Plan
- Abandoned Mine Constraint
- Urban Settlement Boundaries
- Lake Simcoe Source Water Protection
- SP-1 (Specific Lake Policy Area)

OFFICIAL PLAN

Highway Commercial

According to the City of Kawartha Lakes Official Plan (2012, Office Consolidation 2025), the subject property at 2133 Little Britain Road is designated Highway Commercial. This designation is intended to accommodate small-scale, highway-oriented commercial uses located on arterial roads and provincial highways, providing convenient access and exposure for both local residents and travelers.

Purpose

The Highway Commercial designation is intended for existing clusters of small commercial uses that benefit from high-visibility locations along major transportation routes. Geometry, access, and safety requirements are evaluated by the City or MTO, and new access to controlled-access highways is generally restricted.



Permitted Uses:

Properties within the Highway Commercial designation may include the following uses (subject to Growth Management policies in Section 4.1):

- Animal hospital
- Arts and crafts establishment
- Convenience store (maximum 140 m² GFA)
- Eating establishments, including drive-through and take-out
- Gift or antique shop
- Motor vehicle service station
- Accessory dwelling unit for caretaker/owner
- Uses similar in nature and scale to the above
- Hotels, motels, and tourist resorts
- Motor vehicle fuel bars
- Auction barn
- Flea market
- Retail uses requiring large outdoor display or storage, such as:
 - Motor vehicle sales & service
 - RV sales & service
 - Marine craft sales & service
 - ATVs / snowmobiles / campers
 - Major appliance or furniture sales
 - Building supply outlets

Servicing Policies

- Municipal communal services are encouraged where feasible and cost-effective.
- Partial services are discouraged except where permitted under the Provincial Policy Statement.
- For areas not serviced, a hydrogeological study may be required to confirm servicing feasibility.
- Lots must be adequately sized to accommodate the required servicing infrastructure.

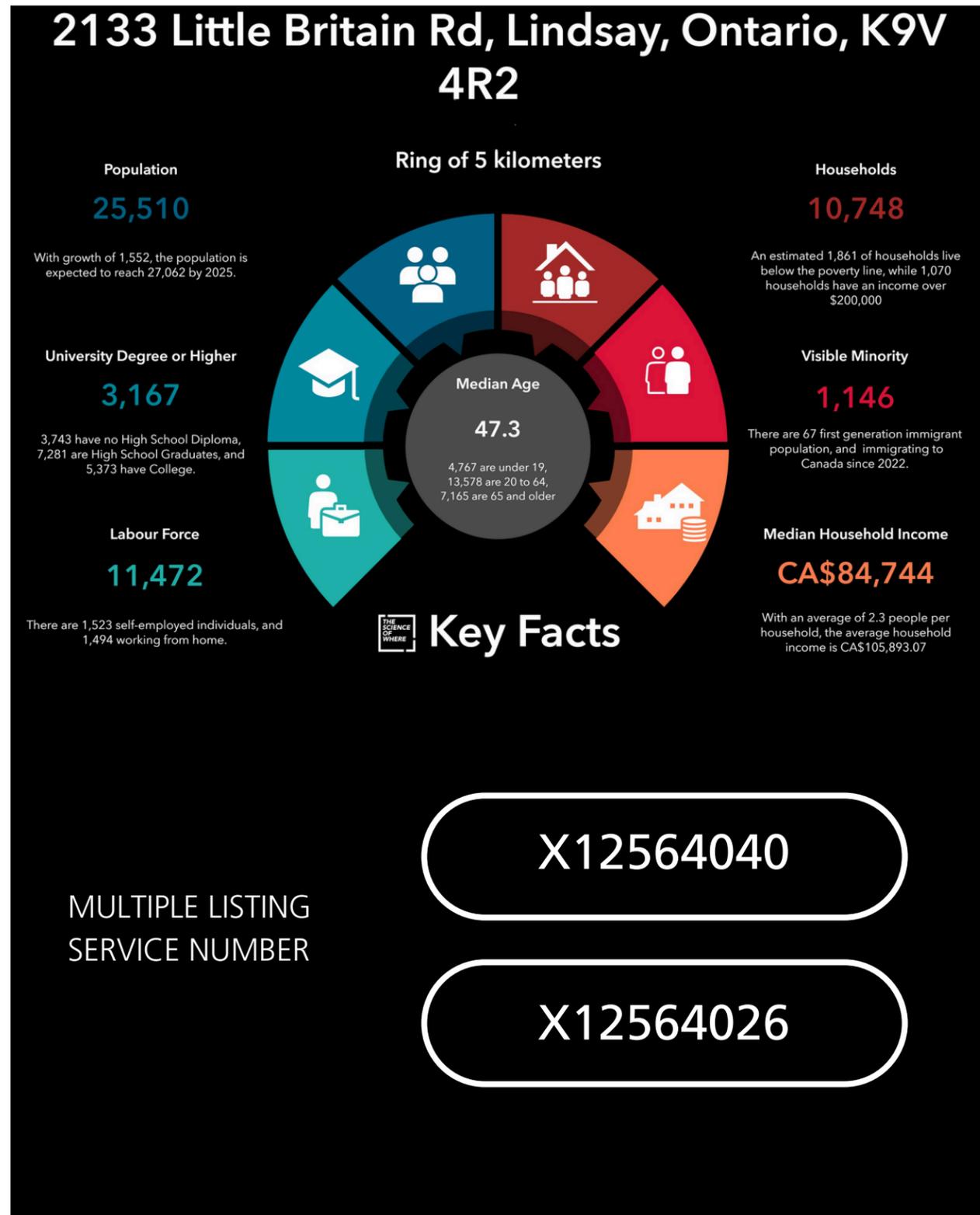
Commercial Size Limitation

- Retail commercial uses shall not exceed 2,000 m² of total gross floor area per individual establishment or grouping of uses on a single lot.

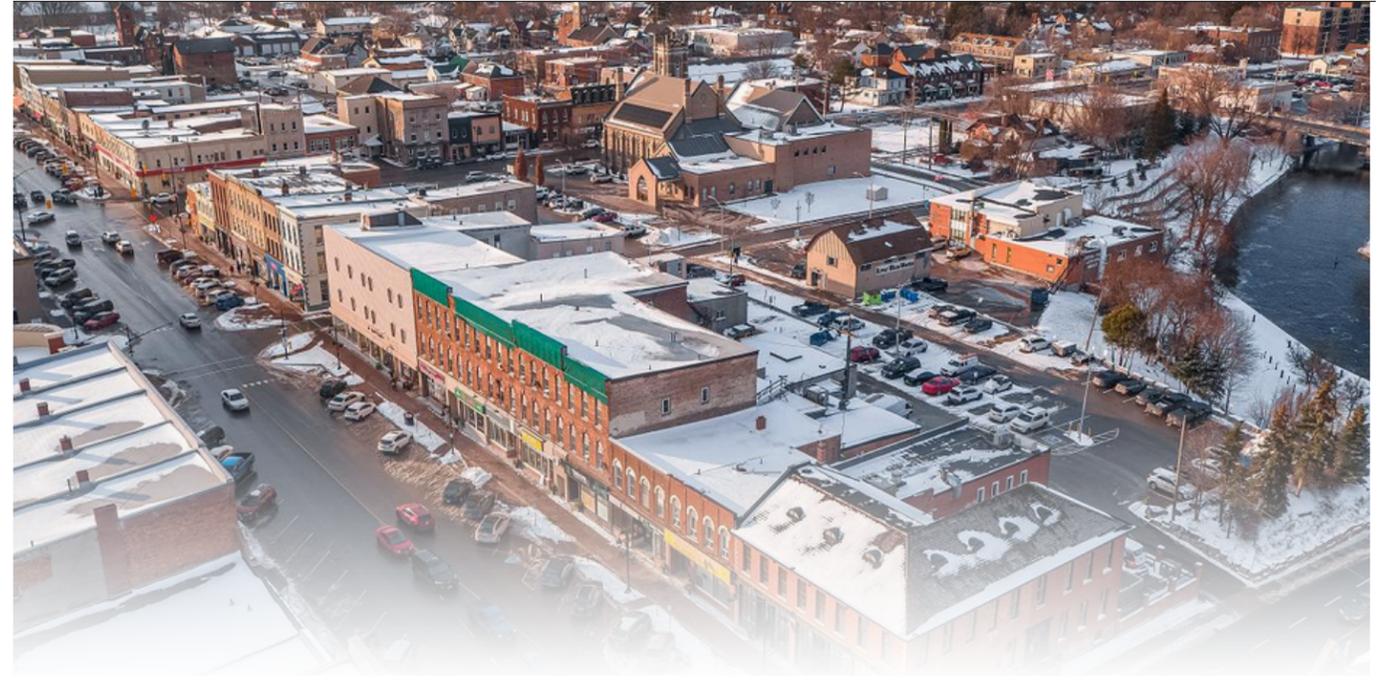
Exception Seventeen (CH-17) Zone

- an abattoir

KEY FACTS



KAWARTHA LAKES COMMUNITY PROFILE



Kawartha Lakes is a vibrant and fast-growing region in Central Ontario, known for its natural beauty, strong economic base, and high quality of life. With over 250 lakes and waterways, thriving small communities, and a strategic location near the Greater Toronto Area, the region offers an attractive lifestyle for both residents and businesses. Kawartha Lakes has a steadily growing population of 79,247 (2021 Census) and continues to attract families, entrepreneurs, and retirees seeking spacious living, affordability, and a balanced pace of life.

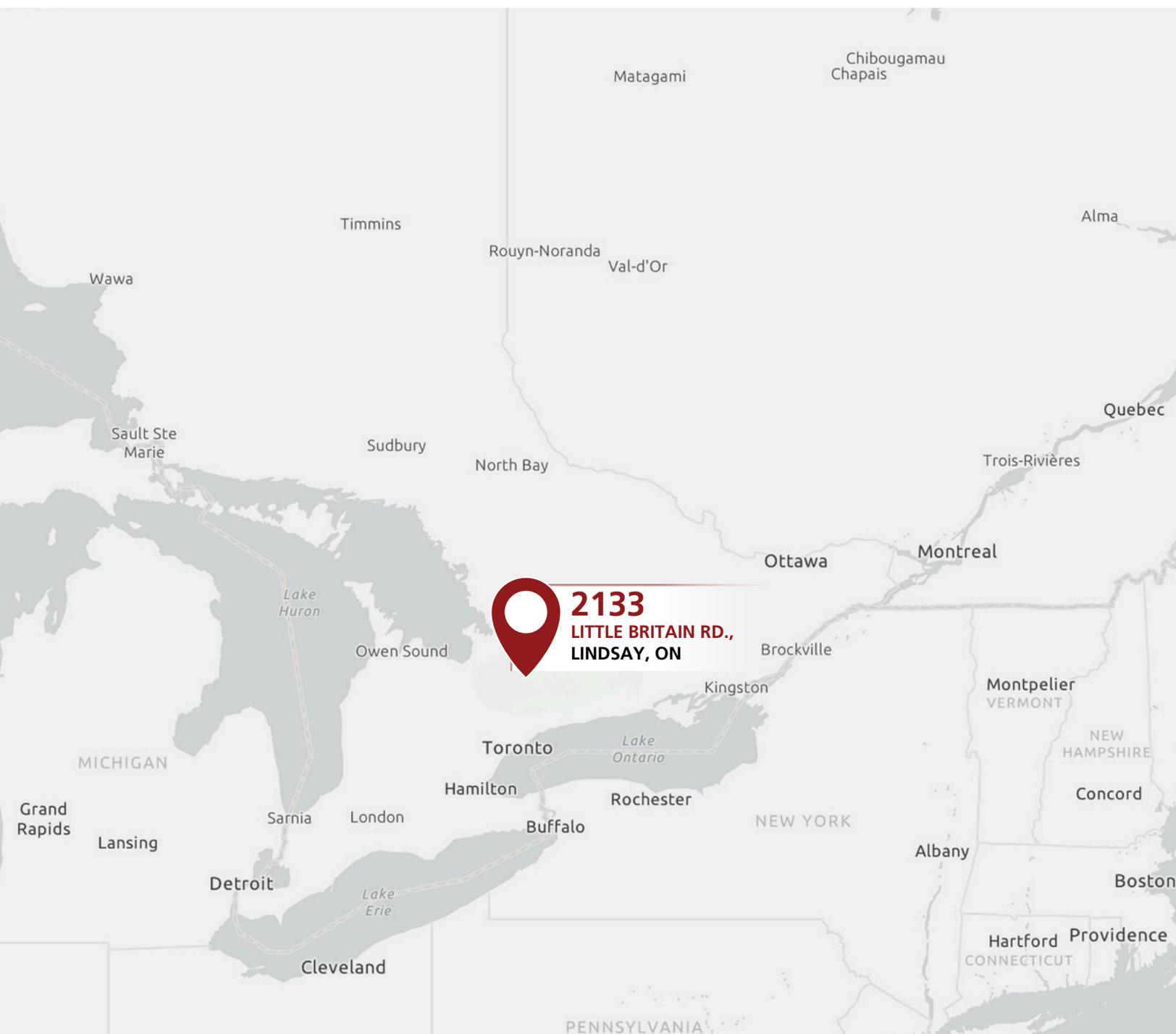
Spanning more than 3,000 square kilometres, Kawartha Lakes is one of the largest municipalities in Ontario by land area. Lindsay — the region’s primary urban centre — serves as the commercial and administrative hub, offering a full range of amenities, schools, hospitals, and employment opportunities. The region is known for its diverse cultural fabric, outdoor recreation, and strong community values, making it an increasingly desirable place to live and invest.

Focused on Growth and Opportunity

Aligned with the City’s long-term planning initiatives, Kawartha Lakes continues to strengthen its economic foundation through strategic development, investment attraction, community revitalization, and infrastructure improvements. The workforce is diverse, with representation across agriculture, healthcare, trades, transportation, retail, manufacturing, logistics, and professional services. Small business is a major driver of the regional economy, with thousands of local entrepreneurs contributing to job creation and community stability. Major employers include healthcare institutions, educational facilities, government services, agricultural operations, tourism operators, construction firms, and manufacturers.

Kawartha Lakes’ strategic location — less than 90 minutes from the GTA — provides businesses with unique access to major markets while maintaining the area’s signature cost-effective, high-quality lifestyle.

The region also benefits from a strong tourism sector driven by recreation, boating, trails, cottages, and festivals, making it a year-round destination with continued growth opportunities.



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FOR MORE INFORMATION, PLEASE CONTACT:



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