



32.89 Acre Low-rise Residential Development Opportunity



FOR SALE
133 ANGELINE STREET SOUTH, LINDSAY, ON





Investment Highlights

Residential Infill Opportunity of Scale

The subject Site is positioned in the middle of a residential neighbourhood, positioning it as a logical infill opportunity for low-rise residential development. At nearly 33 acres in size, the Property provides potential for a phased development with access from both Angeline Street South as well as Broad Street. Preliminary planning investigations completed by the Vendor suggest that the Site can accommodate a mix of single and semi-detached homes as well as townhouses. Various development options have been considered.

Prime Gateway Location

The subject Property is located in southwest Lindsay in an established residential neighbourhood. Lindsay offers residents a strategic location that balances small town atmosphere with convenient access to larger urban centers as well as cottage country in the Kawartha Lakes region.

- **Proximity to Major Highways:** Situated near Highway 35 and Highway 7, providing direct routes to Peterborough, Durham Region, and the northeastern parts of the GTA.
- **Public Transit:** Served by Lindsay Transit, which operates four bus routes covering the town from Monday to Saturday. The Property is directly served by the red and blue lines which provide connections to Fleming College as well as the Lindsay Transit Hub.
- **Retail Amenities:** The Site is located less than one-kilometer south of Kent Street, the main commercial artery of the town. Daily needs retailers Loblaws, Food Basics, Canadian Tire and Lindsay Square Mall are within 5-minutes driving distance as well as numerous quick service and sit-down dining options. Downtown Lindsay is located a short distance to the east, providing a mix of cafes, boutiques and local retailers.
- **Educational and Healthcare Facilities:** Lindsay boasts a range of educational institutions, including public, Catholic, and private schools, as well as Fleming College. Healthcare services are centralized at Ross Memorial Hospital, offering comprehensive medical care to residents.
- **Quality of Life and Recreational Amenities:** Lindsay is the largest community within the City of Kawartha Lakes, offering access to the abundant natural attractions of cottage country including well-known Sturgeon Lake, Pigeon Lake and Lake Scugog. The Town is positioned along the Scugog River, part of the Trent-Severn Waterway, enhancing its appeal for outdoor enthusiasts.

Growing Residential Community

The City of Kawartha Lakes is expected to grow to 117,000 people and 39,000 jobs by 2051, with the Town of Lindsay anticipated to accommodate a large share of this growth, increasing its population to 59,700 (+152%) and employment to 31,400 (+99%). Lindsay is experiencing significant residential growth, marked by the development of large, master-planned communities such as Lindsay Heights and Sugarwood. These projects cater to the increasing demand for low-density housing, offering a blend of modern amenities and small-town charm.

Property Details

Address	133 Angeline Street South, Lindsay
PIN	632370450
Legal Description	PT NE1/4 LT 19 CON 4 OPS AS IN R128475; S/T R128475; S/T O11942; KAWARTHA LAKES
Land Size	32.89 acres (143,2696.62 sf)
Lot Dimensions	356.35 ft along Angeline St S Irregular Lot Shape
Existing Improvements	Singe building, paved parking lot and landscaping fencing
Realty Taxes	\$20,502.21 (2025)
Official Plan	Residential, Unevaluated Wetlands, and Intake Protection Zone
Zoning	(FR-S1) Future Residential and R3 (H2) Residential
Summary of Current Private Servicing	The Site is currently serviced by private infrastructure, which includes well water and a septic tank. Municipal servicing is available at the property line for future connection.
Initial Planning	Up to 343 units can be developed onsite



Area Amenities

- 1

Kawartha Lakes Municipal Airport
- 2

RONA
- 3

Peavey Mart
- 4

LCBO
- 5

Domino's Pizza
- 6

Popeyes Louisiana Kitchen
- 7

Rexall
- 8

Sport Chek
- 9

Winners
- 10

Planet Fitness
- 11

Lindsay Square Mall
- 12

Loblaws
- 13

Canadian Tire
- 14

Staples
- 15

Food Basics
- 16

Pet Value
- 17

McDonalds / Wendy's / Tim Hortons
- 18

Beer Store
- 19

M&M Food Market
- 20

Chucks Roadhouse Bar & Grill
- 21

Kelseys Original Roadhouse
- 22

Ross Memorial Hospital
- 23

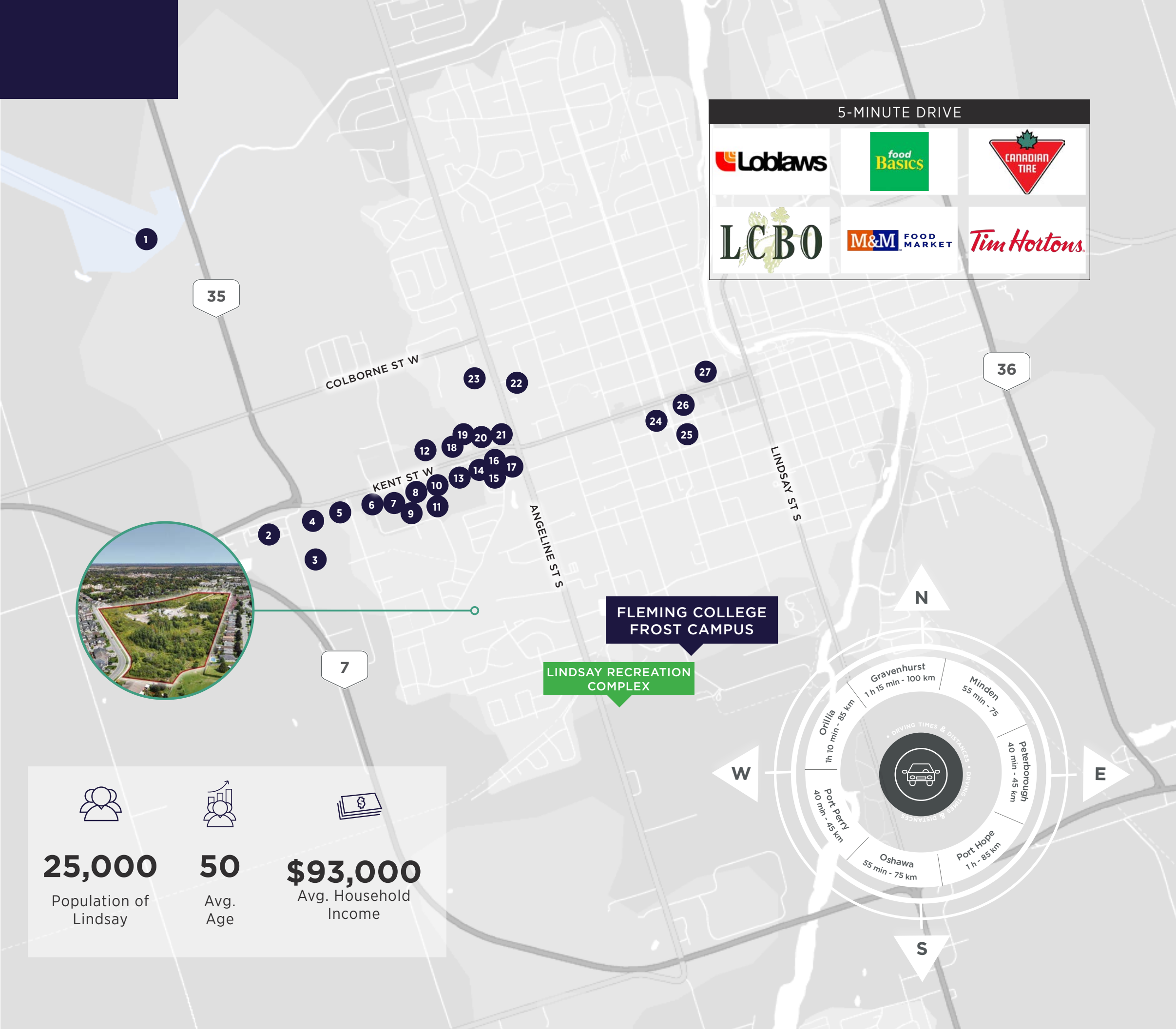
Town & Country Centre
- 24

Home Hardware
- 25

Kawartha Dairy Lindsay
- 26

One Eyed Jack Pub & Grill
- 27

Shoppers Drug Mart



Submission Guidelines

Cushman & Wakefield ULC has been retained as the exclusive advisor (“Advisor”) to seek proposals for the disposition of 133 Angeline Street South, Lindsay, Ontario. The Vendor intends to leaseback a portion of the Property for a term of five (5) years with no options to extend and the leaseback is based on the current operational footprint. The Vendor shall be solely responsible for the operation and maintenance of the lease portion throughout the term. Interested parties will be required to execute and submit the Vendor’s form of confidentiality agreement prior to receiving additional property information. Submission of offers will be on a date to be communicated by the Advisor with at least seven (7) days’ notice.

Price

The Property is offered for sale on an unpriced basis.

Offers

Offers are to be submitted to the listing team at:

Jeff Lever, Mike Murray & Goran Brelih

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