

108 ANGELINE ST. S. LINDSAY

For Lease | Medical, office and retail plaza in the heart of Lindsay, Kawartha Lakes

LOW TMI INCLUDES HYDRO + UTILITIES



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

108 Angeline Street South Lindsay



PROPERTY HIGHLIGHTS

- Well-positioned commercial medical and professional office and retail plaza in the heart of Lindsay, Kawartha Lakes
- Professionally maintained and managed property
- Strong co-tenancy with consistent traffic
- Ample on-site parking
- **Hydro and utilities included within TMI, offering cost certainty**
- Variety of unit sizes and configurations to accommodate a range of users
- Multiple ground floor units with direct front and rear access
- Fully fixtured office space suitable for a wide range of professional uses
- Select units include existing dental plumbing, ideal for medical or specialized users
- Efficient layouts designed for client-facing businesses with flexible workspace options

PROPERTY DETAILS

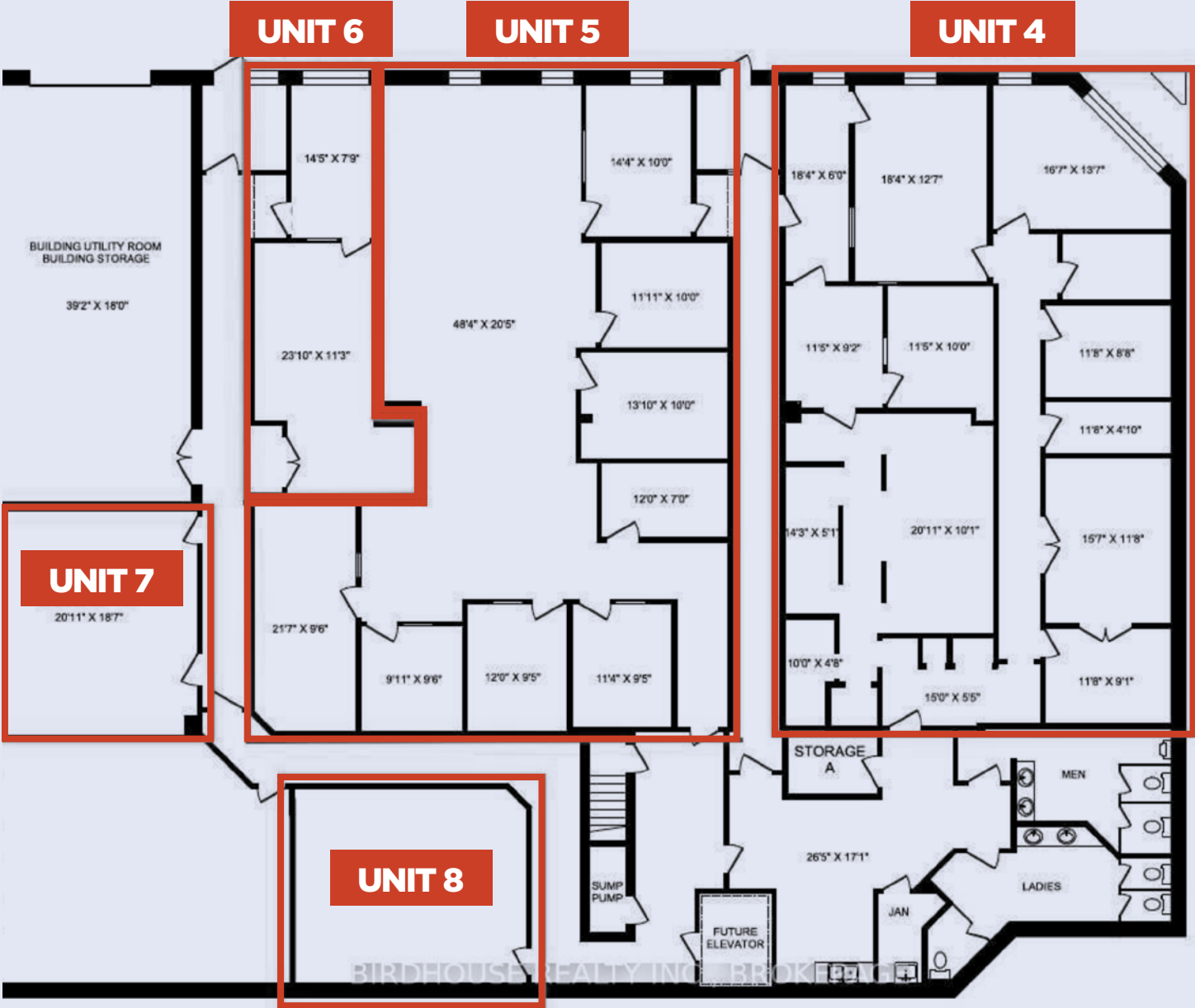
Type: **For lease**
TMI: **\$10.24/sq.ft.**
Availability: **Immediate**

Unit #	Size	Net rent
Unit 2	2,575 sq.ft.	\$19/sq.ft.
Unit 4	2,138 sq.ft.	\$17/sq.ft.
Unit 5	2,185 sq.ft.	\$17/sq.ft.
Unit 6	602 sq.ft.	\$17/sq.ft.
Unit 7	450 sq.ft.	\$17/sq.ft.
Unit 8	400 sq.ft.	\$17/sq.ft.
Unit 9	402 sq.ft.	\$17/sq.ft.

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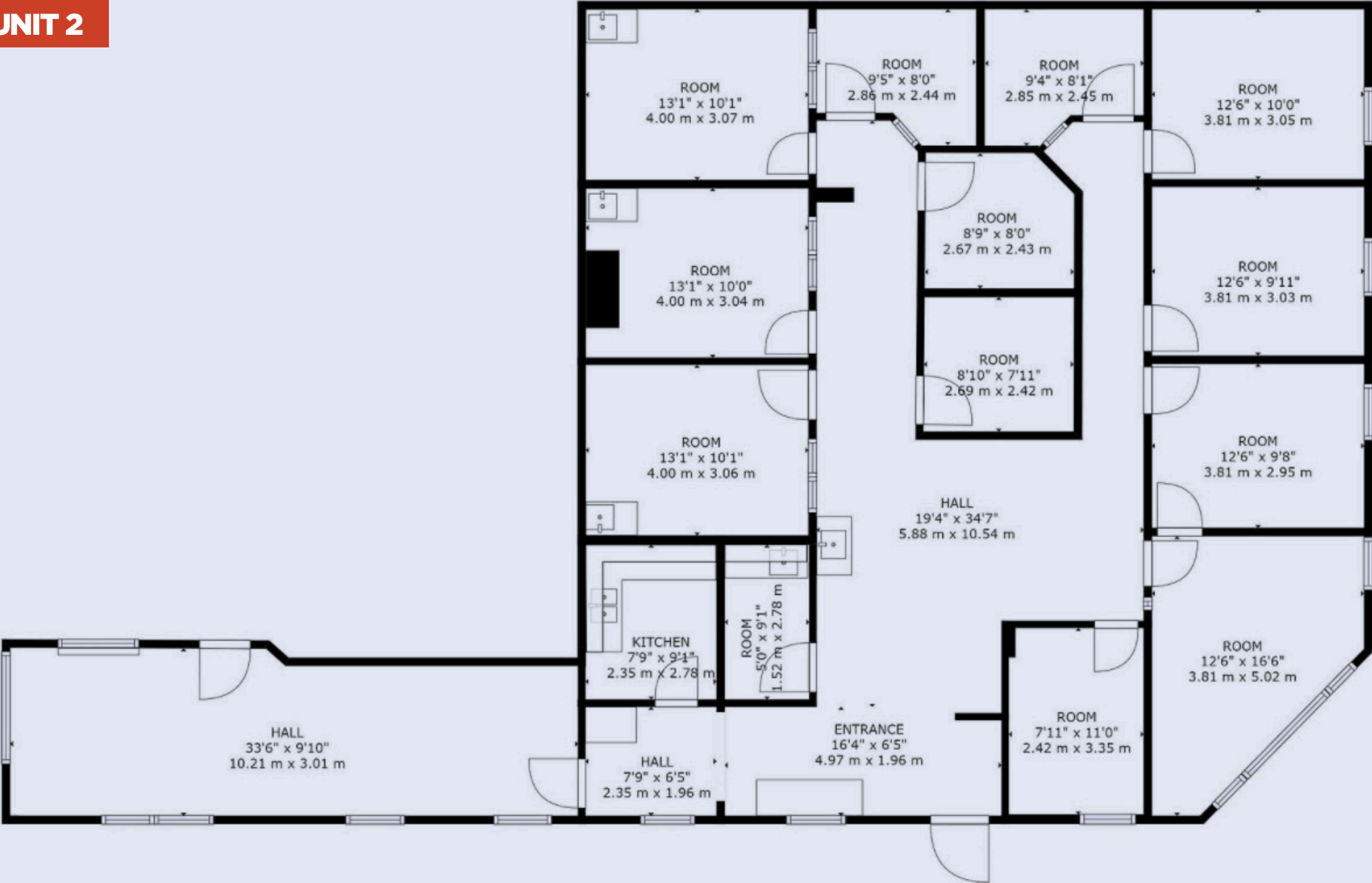
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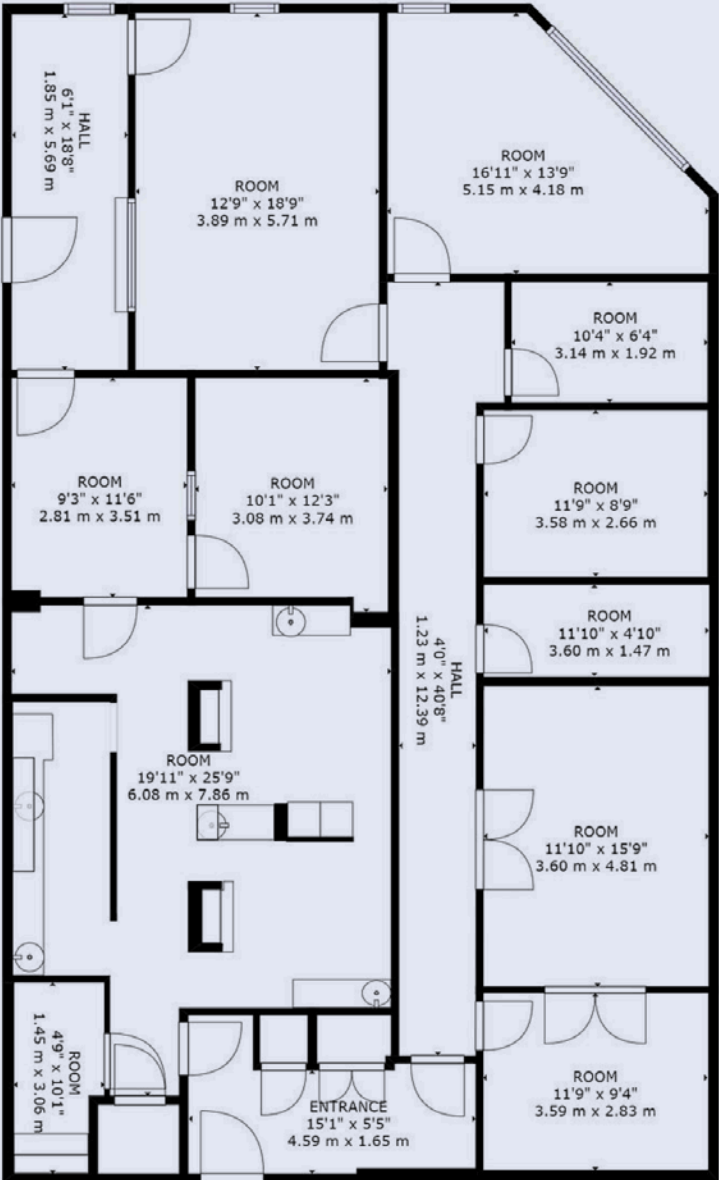
UNIT 2



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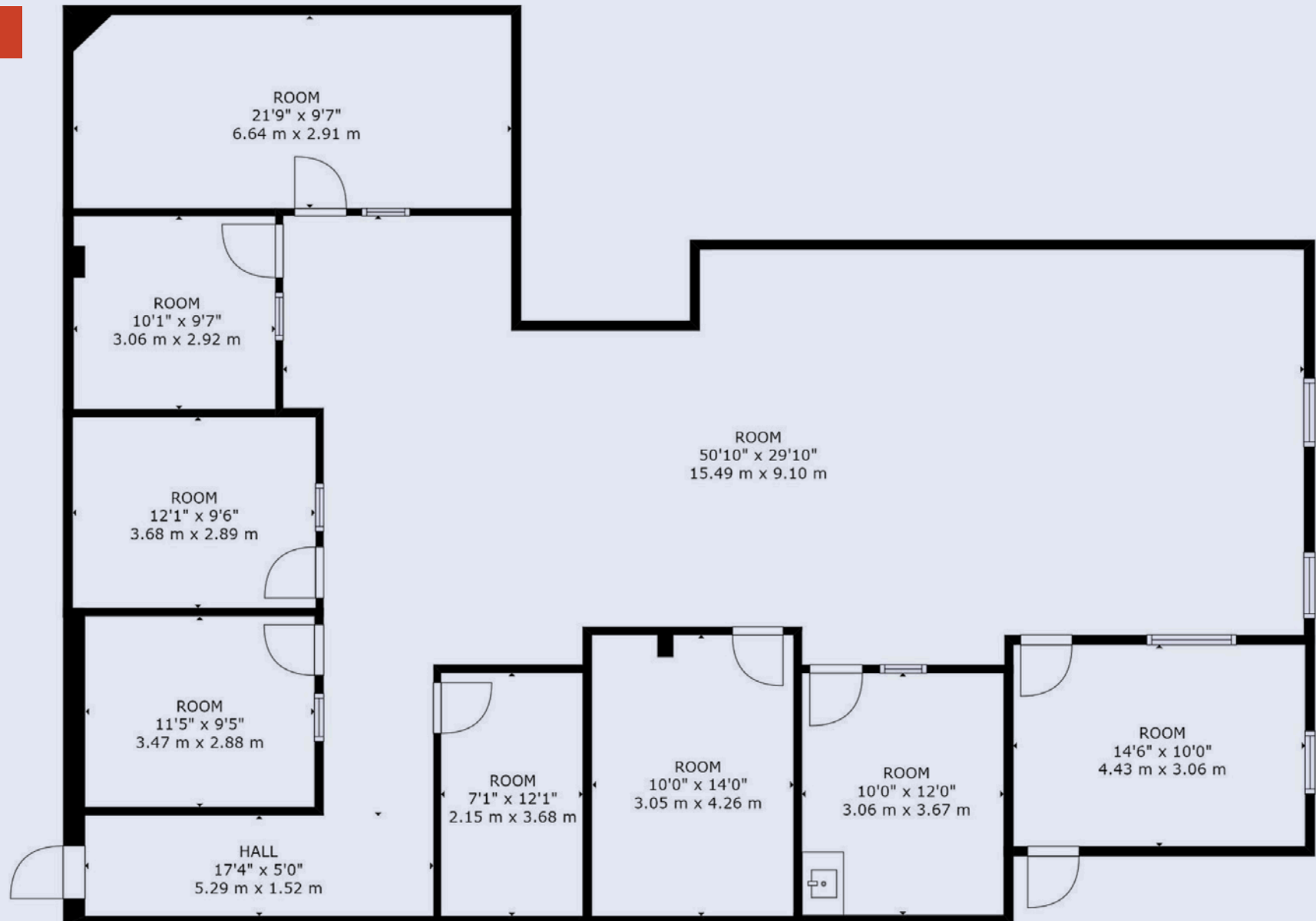
UNIT 4



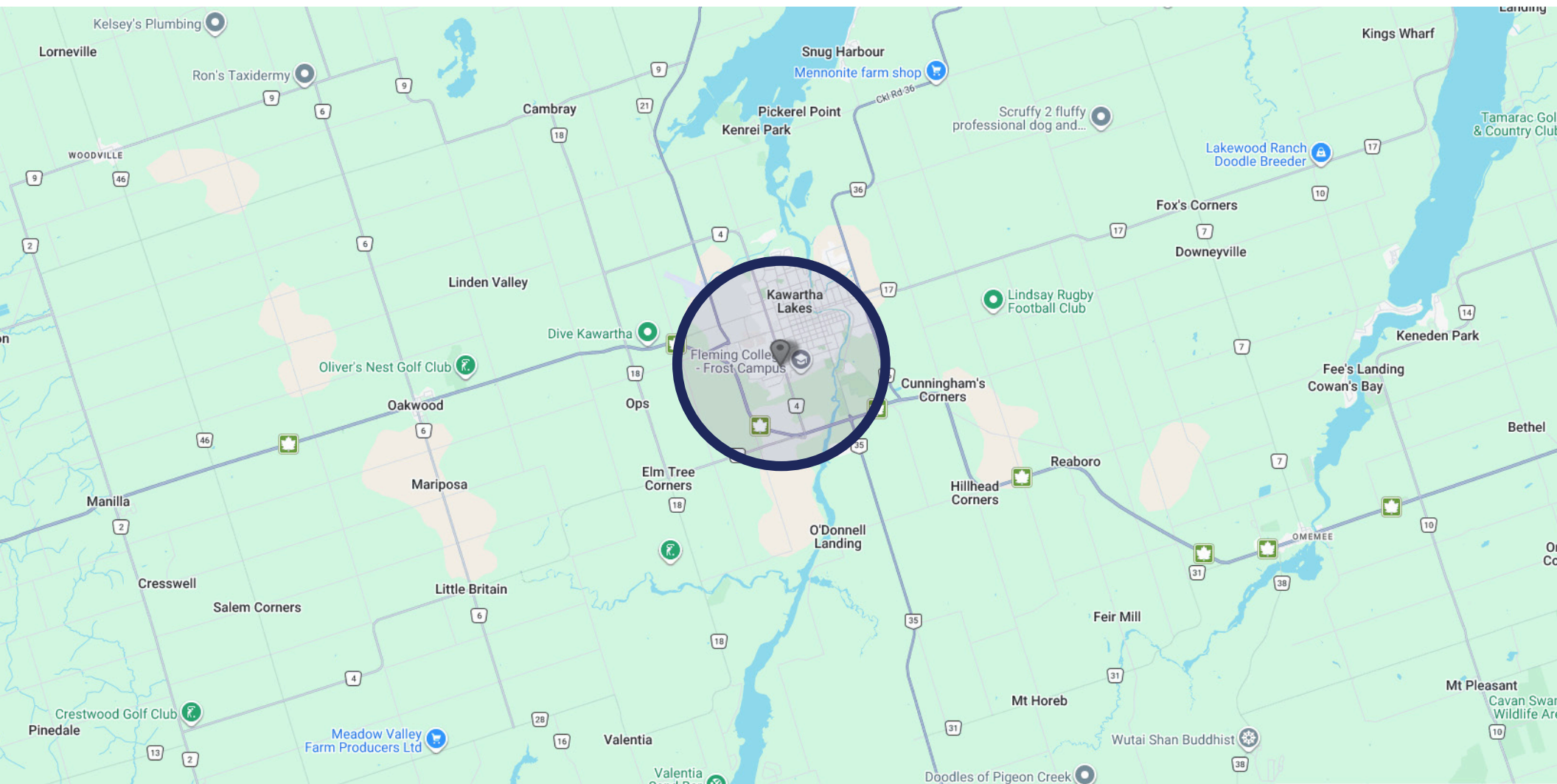
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UNIT 6



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AREA
DEMOGRAPHICS

Within 3 km radius of property



POPULATION

23,392



AVERAGE INCOME

\$103,783*

** Annually per household*



MEDIAN AGE

47.2

**OWNER & PORTFOLIO
ADVISORY SERVICES**

CAITLYN PRICE*

Vice President

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