



# MYSAK

REALTY INC., – BROKERAGE



**FOR SALE | 29 Units**

Comprised of 20 unit Apartment Building and 9 Townhomes

**195-201 Lindsay St. S.**

**Lindsay, ON**

# PROPERTY OVERVIEW

## ABOUT LINDSAY

Lindsay is a town located in the southeastern part of the province of Ontario, Canada. It is the administrative center of the City of Kawartha Lakes, which is a unique municipality that amalgamated several former townships and communities in the Kawartha Lakes region. Lindsay is often referred to as the "Gateway to the Kawarthas" due to its location at the northern edge of the Kawartha Lakes and the beginning of the scenic Kawartha Lakes region. Lindsay has a diverse economy, with industries such as manufacturing, agriculture, and healthcare playing important roles. Agriculture is particularly significant in the surrounding area, with many farms producing crops like corn, soybeans, and livestock.

## ABOUT THE PROPERTY

Well maintained investment property. 29 residential units; 9 Townhomes & 20 unit building. Approx. Gross Annual Income of \$488,424.



## PROPERTY DETAILS

**Unit Breakdown:** 29 Units (10 x 1 Bedroom, 10 x 2 Bedroom, 7 x 3 Bedroom, 2 x 4 Bedroom)

**Construction:** Brick & Concrete

**Fridges + Stoves:** 20 + 20

**Approx. Age:** 1969

**Number of Storeys:** 2.5

**Lot Size Area:** 74,844.45 ft<sup>2</sup>

**Environmental:** Clean - 2007

\*Apartment on one meter and townhouses are separately metered.\*

**Legal Description:** PT PARKLT Q1, Z1 PL 8P PT 1 57R8697;  
KAWARTHA LAKES



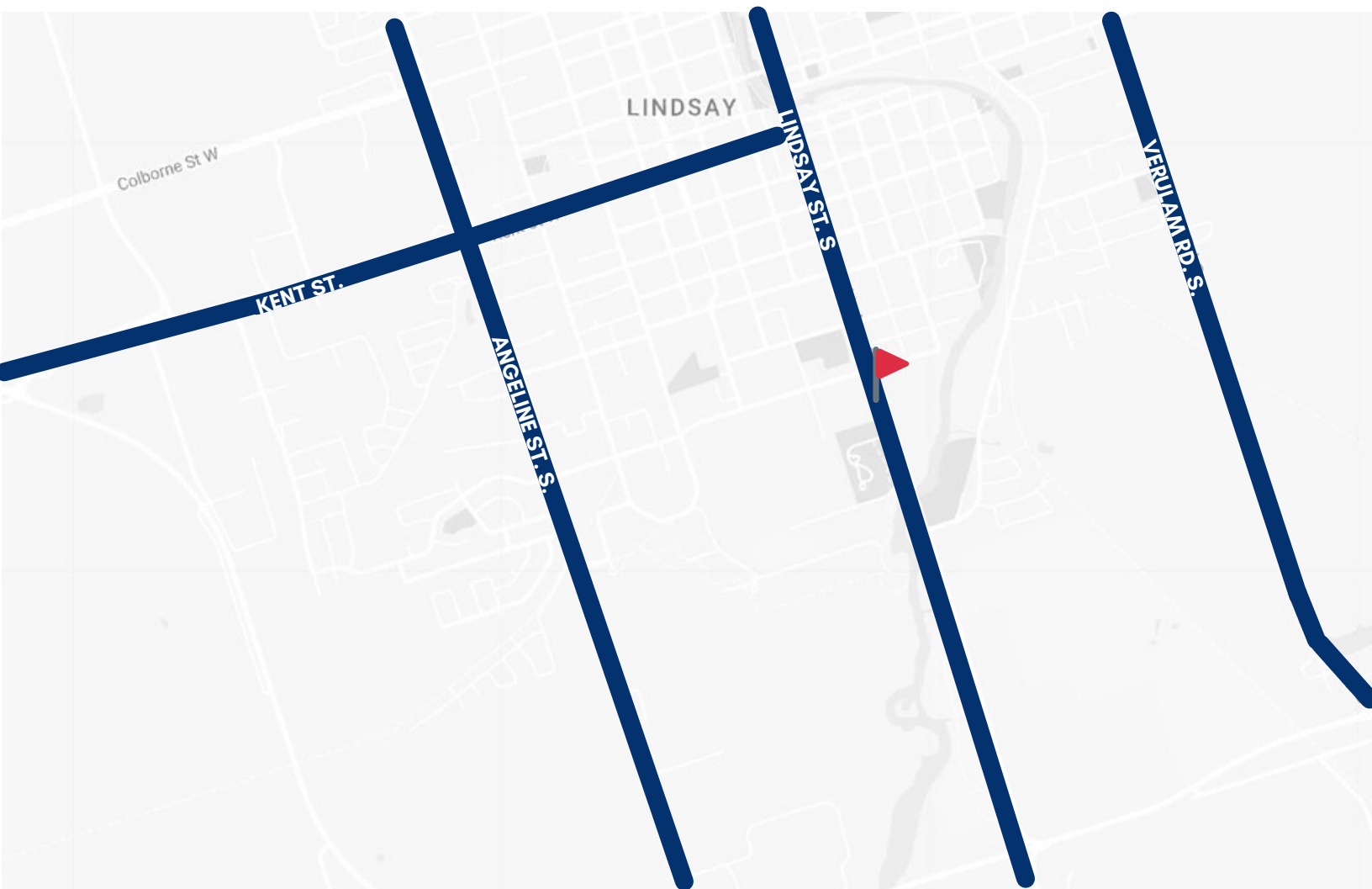
**Location:** Close to Lindsay Memorial Park, Hamilton Park, Logie Park, King Albert Public School, Leslie Frost Public School, St. Mary's Catholic School, Ross Memorial Hospital, Peterborough Regional Health Centre.



**Public Transportation:** Lindsay is served by Kawartha Lakes Transit, which operates a bus system that connects various communities within the City of Kawartha Lakes, including Lindsay. GO Transit also services in Lindsay.

# LINDSAY

## LINDSAY NEIGHBOURHOOD



### Nearest Grocery Store

Approx. 1.1 km



### Nearest School

Less than 1.3 km



### Nearest Park

Approx. 100 m

### ABOUT LINDSAY

The Kawartha Lakes region, including Lindsay, offers numerous opportunities for outdoor activities such as boating, fishing, hiking, and camping. The area's many lakes and natural beauty make it a popular destination for outdoor enthusiasts. Lindsay has several cultural attractions and events, including art galleries, theaters, and music festivals. The Academy Theatre is a notable venue for live performances and cultural events.

# AERIAL PHOTO OF PROPERTY

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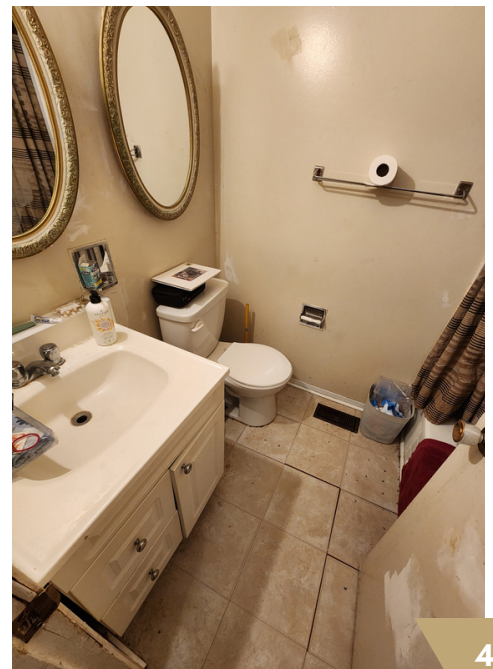
Townhomes



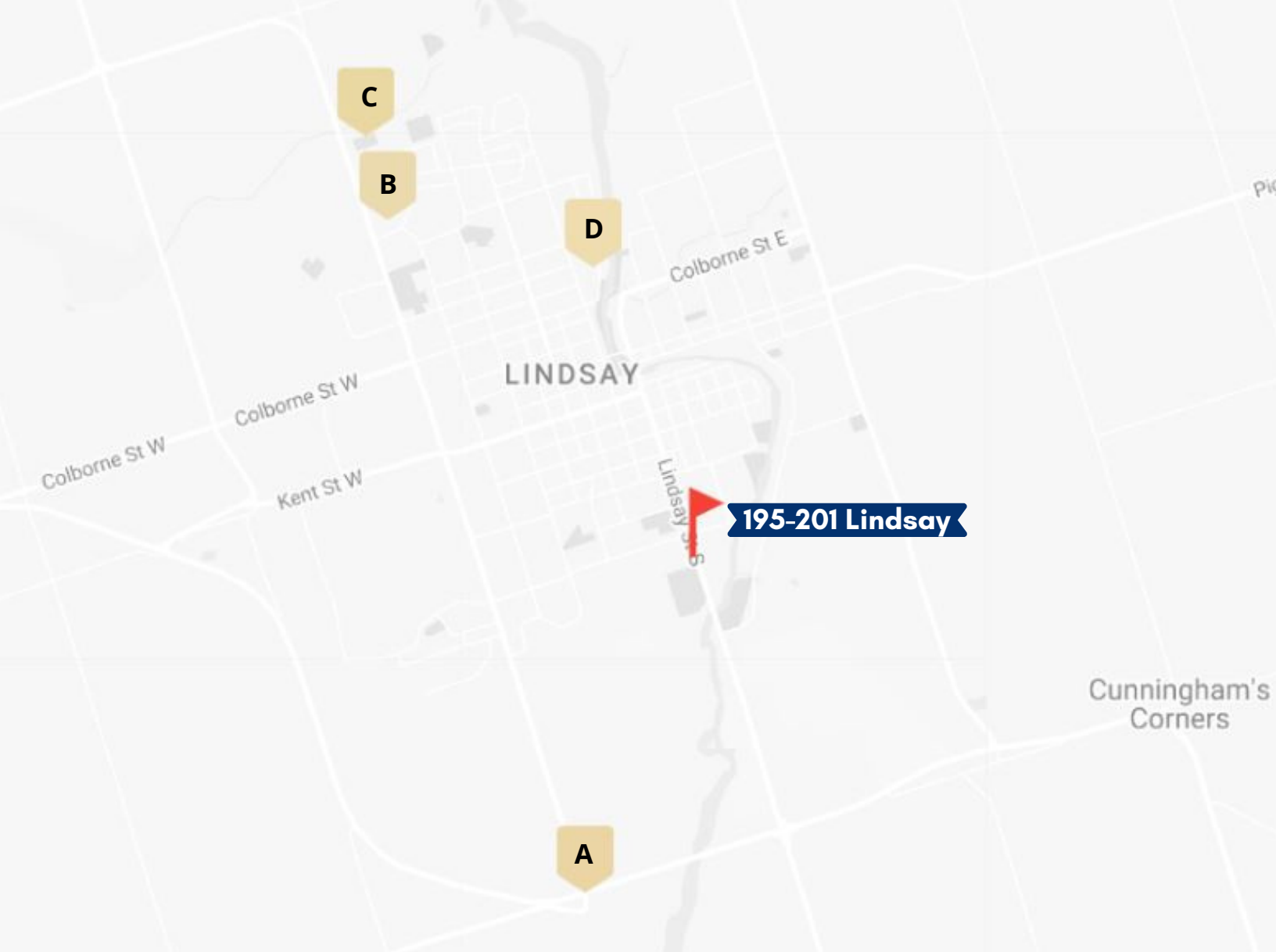
Townhomes beside Apartment Building



# INTERIOR SUITES



# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	35 Angeline St. S.	2 Bed	\$2,250	3.3 km
B	25 Westwood Ct.	1 Bed	\$1,870	4.0 km
C	82 Alcorn Dr.	4 Bed	\$2,800	4.9 km
D	2 Colborne St. W.	3 Bed	\$2,452	2.3 km



To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

## JOE MYSAK

Owner, Broker of Record



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