



PRIME FREE STANDING RETAIL/OFFICE BUILDING | **FOR LEASE**



11846 **TECUMSEH
ROAD EAST**

Tecumseh, ON N8N 1L7



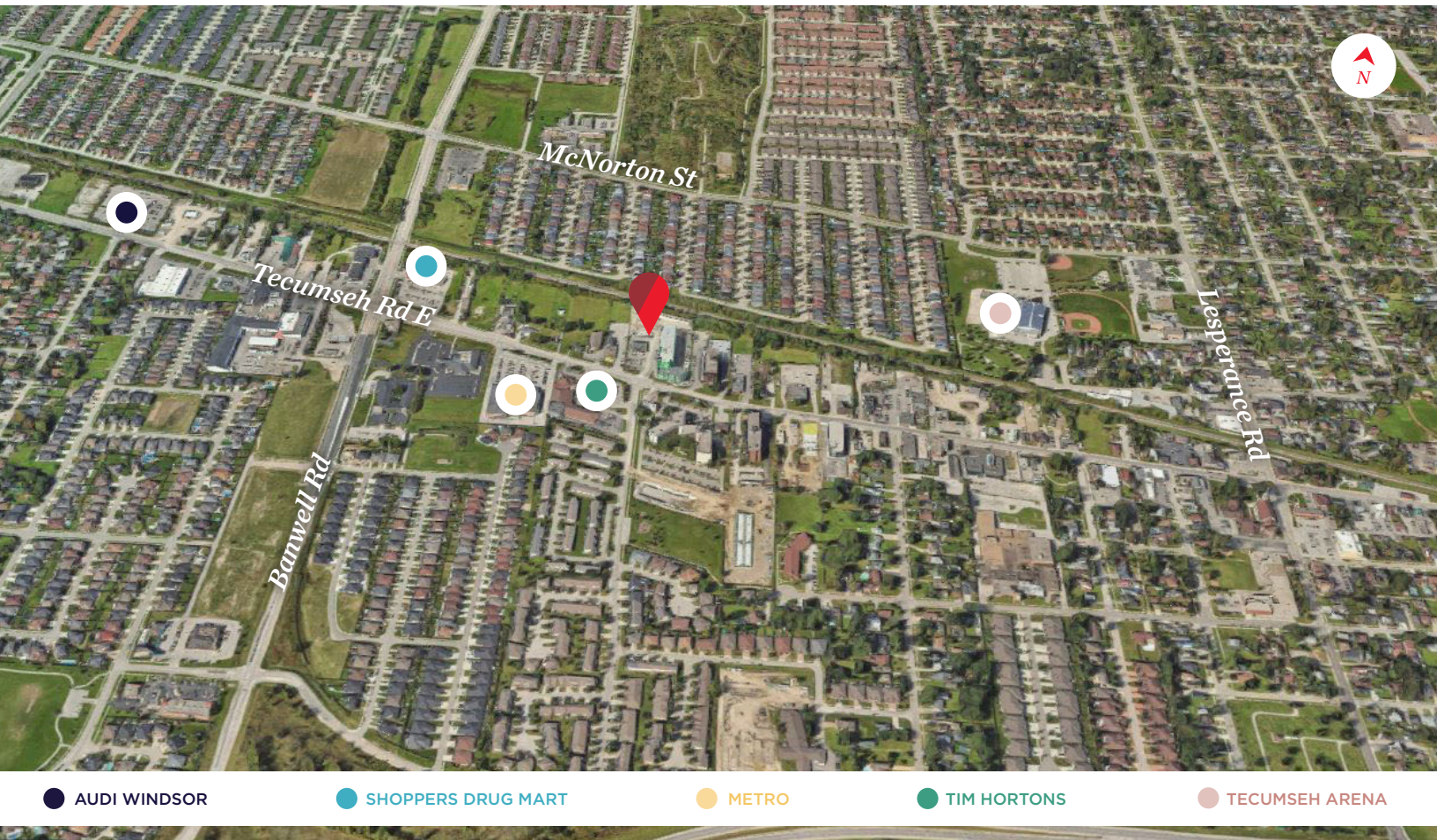
**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime free standing retail/office building for lease located in Tecumseh, Ontario

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	Approx. 2,486 SF	\$24.00 PSF Net	\$7.00 PSF*
2	Approx. 2,486 SF	\$24.00 PSF Net	\$7.00 PSF*
1-2 (combined)	Approx. 4,971 SF	\$22.00 PSF Net	\$7.00 PSF*
*The Tenant shall pay for the property taxes and building insurance			
In addition the Tenant shall look after their own snow removal, landscaping, interior/exterior building maintenance, repairs and pay for their own separately metered utilities			

- **Zoning:** C3 - Permits a wide range of uses
- **Signage:** Signband and pylon available
- **Parking:** Plenty available on-site
- Former TD Canada Trust bank location
- Nicely finished space on the inside
- Excellent exposure and accessibility
- Located directly on Tecumseh Road East and Southfield Drive, just east of Banwell Road



● AUDI WINDSOR

● SHOPPERS DRUG MART

● METRO

● TIM HORTONS

● TECUMSEH ARENA

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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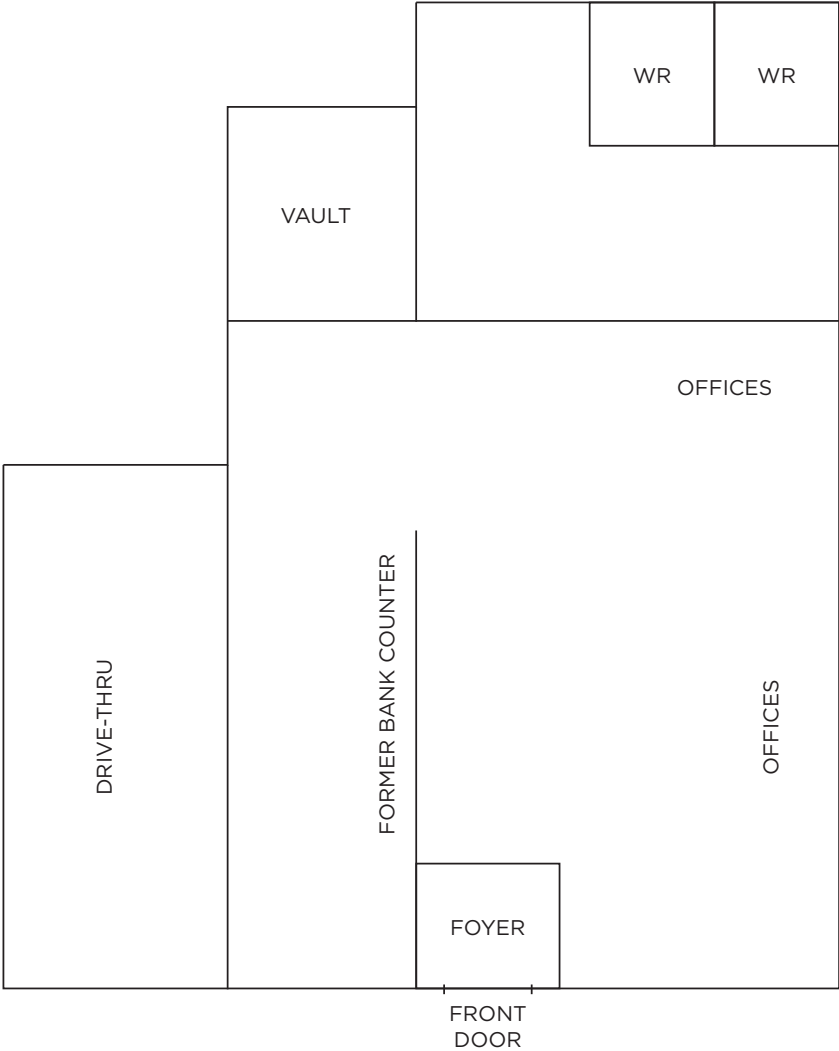


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PROPERTY IMAGES & FLOOR PLAN



**Layout is estimated and may not be exactly as shown*

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PROPERTY IMAGES



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