



CUSHMAN &  
WAKEFIELD

FOR  
SALE

DEVELOPMENT LAND

1725  
HURON CHURCH ROAD  
WINDSOR, ON

PRINCE RD

TOTTEN ST

HURON CHURCH RD



# PROPERTY OVERVIEW

## LOCATION & NEIGHBOURHOOD DESCRIPTION

The property is located in south Windsor, 2 kilometers from the Highway 401-EC Row Expressway intersection and 3 kilometers from the Ambassador Bridge. Huron Church Road is a commercial artery, with many national and international tenants represented. Notable retailers include Starbucks, LCBO, FreshCo, Scotiabank as well as a number of well-known restaurant chains. In addition to a robust residential trade area, there are a number of other high traffic generating businesses and institutions within close proximity to the property including the University of Windsor, Windsor Regional Hospital and four hotels.

## SITE AREA / DIMENSIONS

The property is approximately 19,407 square feet in size and has a prominent frontage of 291 feet on Huron Church Road. The site is currently vacant and unimproved.

## DEVELOPMENT CONTEXT

The subject property is zoned CD2.3 - a general commercial category. The permitted uses include food convenience retail as well as gas / service station uses. Other commercial zoning classifications in the general vicinity (including CD2.2) allow a broader range of commercial uses, and it would likely require a minor variance to permit additional uses on the site.

## CD 2.3 - COMMERCIAL DISTRICTS 2 BY-LAW 8600

### PERMITTED USES

- Food Convenience Store
- Gas Bar
- Service Station
- Any accessory use to the above

### PROVISIONS

- Minimum Lot Frontage - 45.0 m
- Minimum Lot Area - 1,850.0 sm
- Maximum Building Height - 4.50 m



## DRIVE DISTANCES

UNIVERSITY OF WINDSOR 2.3 KM

AMBASSADOR BRIDGE 3 KM

WINDSOR REGIONAL HOSPITAL 6 KM



**TRAFFIC COUNT**  
46,100 CARS PER DAY



**AVERAGE HOUSEHOLD INCOME**  
\$63,517 (3KM)



**AREA POPULATION**  
99,772 (3KM)

## PROPERTY DETAILS

**MUNICIPAL ADDRESS** 1725 Huron Church Road,  
Windsor, Ontario

**SIZE** 19,407 Sf (0.45 Acres)

**FRONTAGE** 291 Ft On Huron Church

**DEPTH** Irregular

**ZONING** Commercial Districts (General) - Cd2.3

**OFFICIAL PLAN** Open Space

WINDSOR URGENT CARE CLINIC





## OFFERING PROCESS

Imperial will consider the submission of Expressions of Interest (“EOI”) on Imperial's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

EOI's are to be delivered to:

**CUSHMAN & WAKEFIELD ULC, BROKERAGE**  
c/o David Jongerden, Reilly Hayhurst & Jeff Lever  
161 Bay Street, Suite 1500,  
Toronto, Ontario, M5J 2S1

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

### FOR MORE INFORMATION, CONTACT:

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\*\*Broker \*Sales Representative