



FOR LEASE | PRIME RETAIL/OFFICE RESTAURANT SPACE

Asking Rent: \$18.00 PSF Net | Additional Rent: \$5.00 PSF | Building Area: 1,760 SF

**98 UNIVERSITY
AVENUE WEST**

Windsor, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ROSELAND

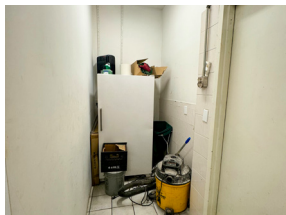
SOUTHWIND LAKES

ABOUT THE PROPERTY

Prime downtown Windsor commercial/retail/office/restaurant space available for lease.

AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
Approx. 1,760 SF	\$18.00 PSF Net	\$5.00 PSF + utilities + HST (Est)*

- **Zoning: CD3.1 - permits a wide range of uses**
- Asking Price approximately \$3,373 per month + Utilities + HST
- Natural light
- Two entrances into the space
- The area is undergoing a significant transformation with a new face lift
- Kitchen and bathrooms already installed
- Utilities are separately metered in the Tenant's name
- Gas is not separately metered. Tenant will pay a portion of the gas charges
- The building and area is undergoing a significant transformation with a new face lift. 35 Residential units above. Several other residential units planned for the area. Several Commercial units are planned to be transformed to cater to boutique retail and dining in the area
- Located directly on the corner of University Avenue West and Pelissier Street



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