



**FOR SALE | PRIME COMMERCIAL RETAIL PROPERTY**

**Asking Price: \$1,750,000 | Building Size: 7,125 SF**

**3900 TECUMSEH  
ROAD EAST**

*Windsor, ON*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$1,750,000

PROPERTY HIGHLIGHTS

Prime commercial property available for sale on Tecumseh Road East in Windsor, ON. Former TD Bank branch, includes 7,125 square feet of well-appointed commercial space that occupies a 0.245 acre corner lot. Includes 2 storeys of above-ground commercial space and a finished basement. Parking lot on the east side of the building, which offers eighteen parking spaces. Situated on one of Windsor’s primary east-west throughfares, and surrounded by a wide range of office, retail and residential uses. Excellent street front exposure and a high volume of daily traffic. Great opportunity for investors and/or owner-users.

- **Building Area:** 7,125 SF
  - **Site Area:** 0.245 Acre
- **Zoning:** CD2.1
  - **Property Taxes:** \$19,223.57 (2024)



Permitted Uses | Commercial District 2.1 (CD2.1)

Bakery	Business Office	Child Care Centre
Commercial School	Confectionery	Food Outlet – Drive-Through
Food Outlet – Take-Out	Funeral Establishment	Garden Centre
Gas Bar	Medical Office	Micro-Brewery
Parking Garage	Personal Service Shop	Place of Entertainment and Recreation
Place of Entertainment and Recreation	Place of Entertainment and Recreation	Public Hall
Public Parking Area	Repair Shop – Light	Restaurant
Restaurant with Drive-Through	Retail Store	Temporary Outdoor Vendor’s Site
Tourist Home	Veterinary Office	Wholesale Store
Existing Automobile Repair Garage	Existing Service Station	

<https://www.citywindsor.ca/documents/city-hall/by-laws-online/City%20of%20Windsor%20Consolidated%20Zoning%20By-law%208600%20%E2%80%93%202025%20March%2026.pdf>

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