

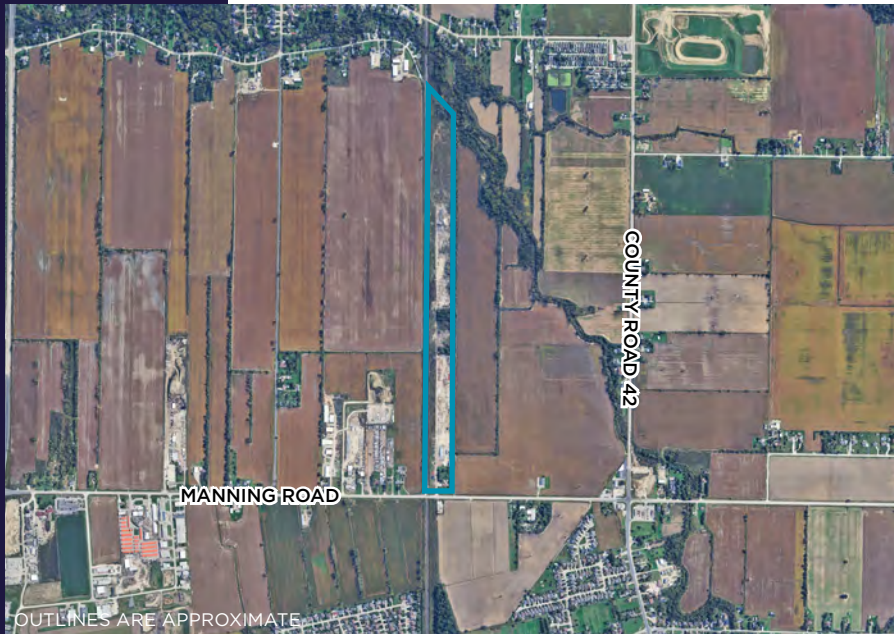
2260 MANNING ROAD | WINDSOR, ON

OUTLINES ARE APPROXIMATE



RARE OPPORTUNITY TO ACQUIRE 39.4 ACRES

PROPERTY SPECIFICATIONS

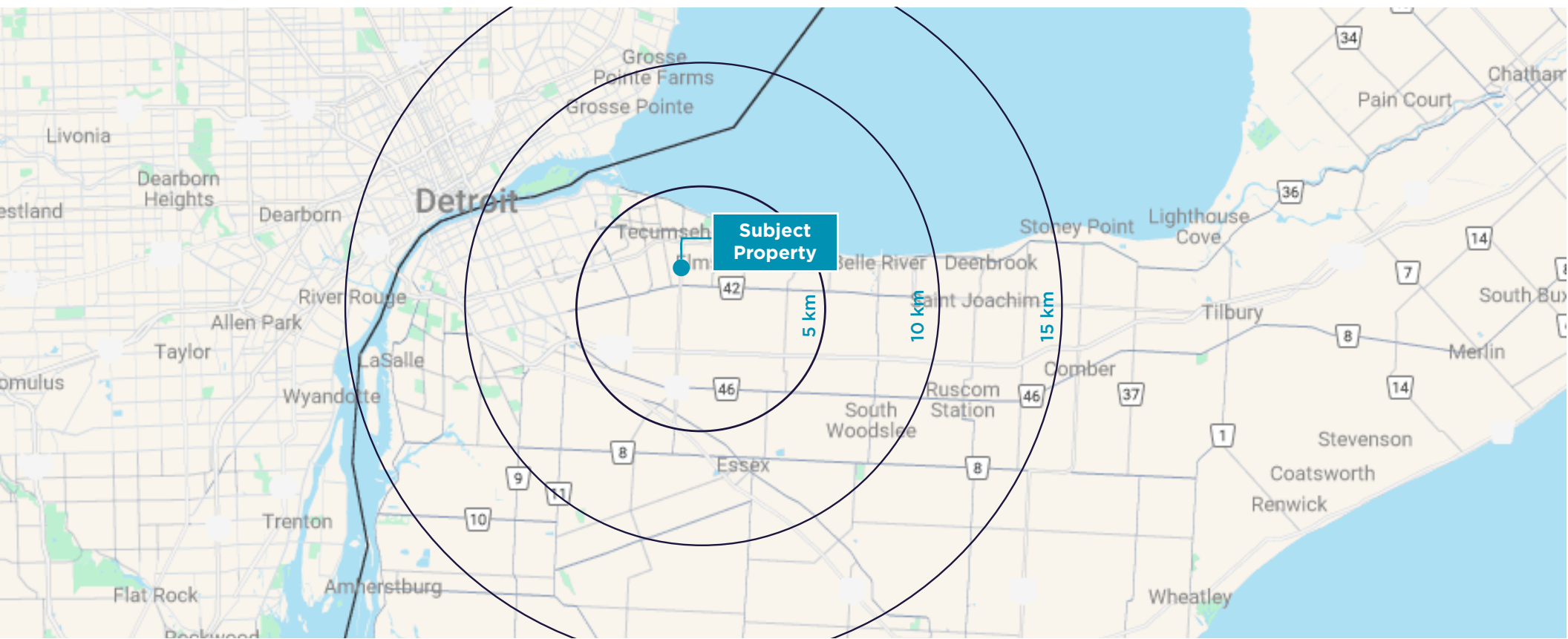






Lot Size:	39.4 acres
Building Size:	8,960 sf
Clear Height:	16'
Shipping:	16 TL, 3 DI
Sale Price:	\$4,000,000
Taxes (2025):	To be assessed
Possession:	Immediate
Zoning:	A-5
Legal Description:	Pt Lt 8 Con West Of River Peche Maidstone As In R481206, R1059338; S/T R1059338; S/T Mb20419, Mb20420; Lakeshore & Pt Lt 8 Con West Of River Peche Maidstone As In R383753, Except R481206; Lakeshore
Comments:	<ul style="list-style-type: none">• Court appointed receivership sale• Rare opportunity to acquire large tract of commercial land• Close to Windsor/Canada-US border• Potential for rail spur to be brought into the property• Offering includes a residence with a tenant to be assumed by the new owner



DOWNLOAD CONFIDENTIALITY AGREEMENT
FOR DATA ROOM ACCESS

DEMOGRAPHIC STATISTICS



	5 km	10 km	15 km
 Population:	44,111	134,914	273,762
 Average Household Income:	\$119,971.20	\$104,831.30	\$99,464.90
 Median Age	46	44	43
 Employment Rate	49.5%	48.5%	47.9%

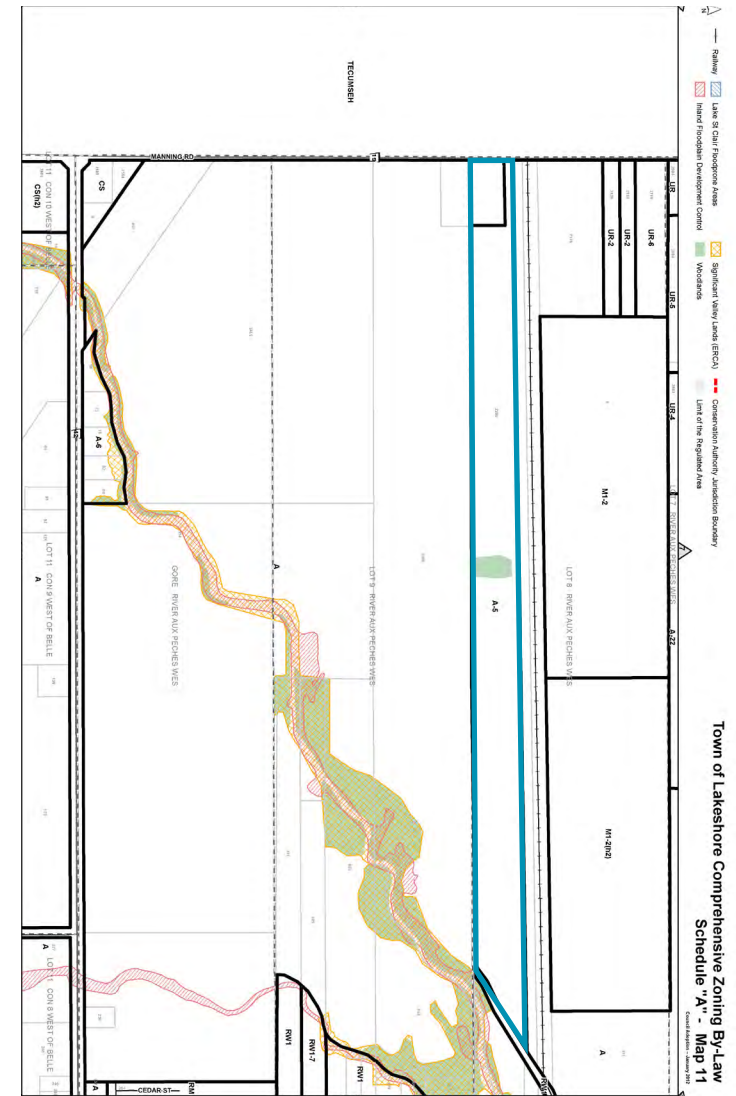
ZONING: A-5

The following are permitted uses in the A-5 (Agricultural) variation:

PERMITTED USES:

- An asphalt plant and uses accessory to the asphalt plant including but not restricted to the production, storage and sale of asphalt and a truck and transport terminal;
- A portable cement mixing establishment;
- An establishment for the production, storage and sale of commercial aggregate or aggregate related material. Such an establishment may include a waste processing facility as defined and approved by the Ministry of Environment, provided the waste processing facility processes only aggregate or aggregate related material or material that is to be added to aggregate material;
- An establishment for the sale and repair of trucks or heavy equipment;
- Warehousing;
- Manufacturing facilities for bricks or concrete products;
- A nursery and garden supply centre;
- Tradesman's shops and contractor's yards; and
- Uses accessory to the foregoing permitted uses including offices and retail wholesale outlets related to permitted uses carried on in the same building

For more information on zoning, visit www.lakeshore.ca



OFFERING PROCESS

TERMS OF SALE:

Cushman & Wakefield ULC., Brokerage (the “Advisor”) has been retained by msi Spergel Inc. (“Receiver”), solely in its capacity of Court-Appointed Receiver, to offer for sale 2260 Manning Road, Windsor, ON (the “Property”).

Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES:

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information.

The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY:

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

ONLINE DATA ROOM:

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.



OUTLINES ARE APPROXIMATE



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