

PRIME COMMERCIAL SPACE

ASKING RENT

\$28.00-\$34.00
PSF NET

ADDITIONAL RENT

\$16.50
PSF (Est.)

ZONING

CD3.3
COMMERCIAL DISTRICT

TYLER DESJARDINE

Sales Representative

519 438 5403

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

ABOUT THE PROPERTY

Prime commercial space for lease in Windsor, Ontario. Directly at the corner of Huron Church Road and Tecumseh Road West. Located on the main route to the Ambassador Bridge to USA.

- **Additional Rent (TMI) Estimated for 2025, includes the Tenant's portion of the property taxes, building insurance, Common area maintenance charges**
- **Zoning:** CD3.3
- **Parking:** Ample spaces available for both customers and employees making access convenient for everyone
- Offers additional exposure with multiple window fronts and prime signage opportunities
- Versatile space that can accommodate various business needs
- Unit offers exceptional visibility and access in a highly sought-after location
- Space could be split into two units
- Prime End Cap Location
- Utilities are separately metered in the Tenant's name
- Positioned at a major intersection with high traffic flow, this space is ideal for a wide range of commercial uses and businesses
- Strong Tenant Mix, with popular brands like Popeyes and Easy Home Financial already on-site, driving foot traffic and adding to the property's appeal
- Close proximity to major transportation routes, offering ease of access for customers and suppliers alike
- This commercial space offers the perfect combination of location, space, and visibility for any business looking to establish or expand in Windsor

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
A	2,839 SF	\$28.00 PSF Net	\$16.50 PSF (Est.)*
A1	1,419.5 SF	\$34.95 PSF Net	\$16.50 PSF (Est.)*
A2	1,419.5 SF	\$34.00 PSF Net	\$16.50 PSF (Est.)*

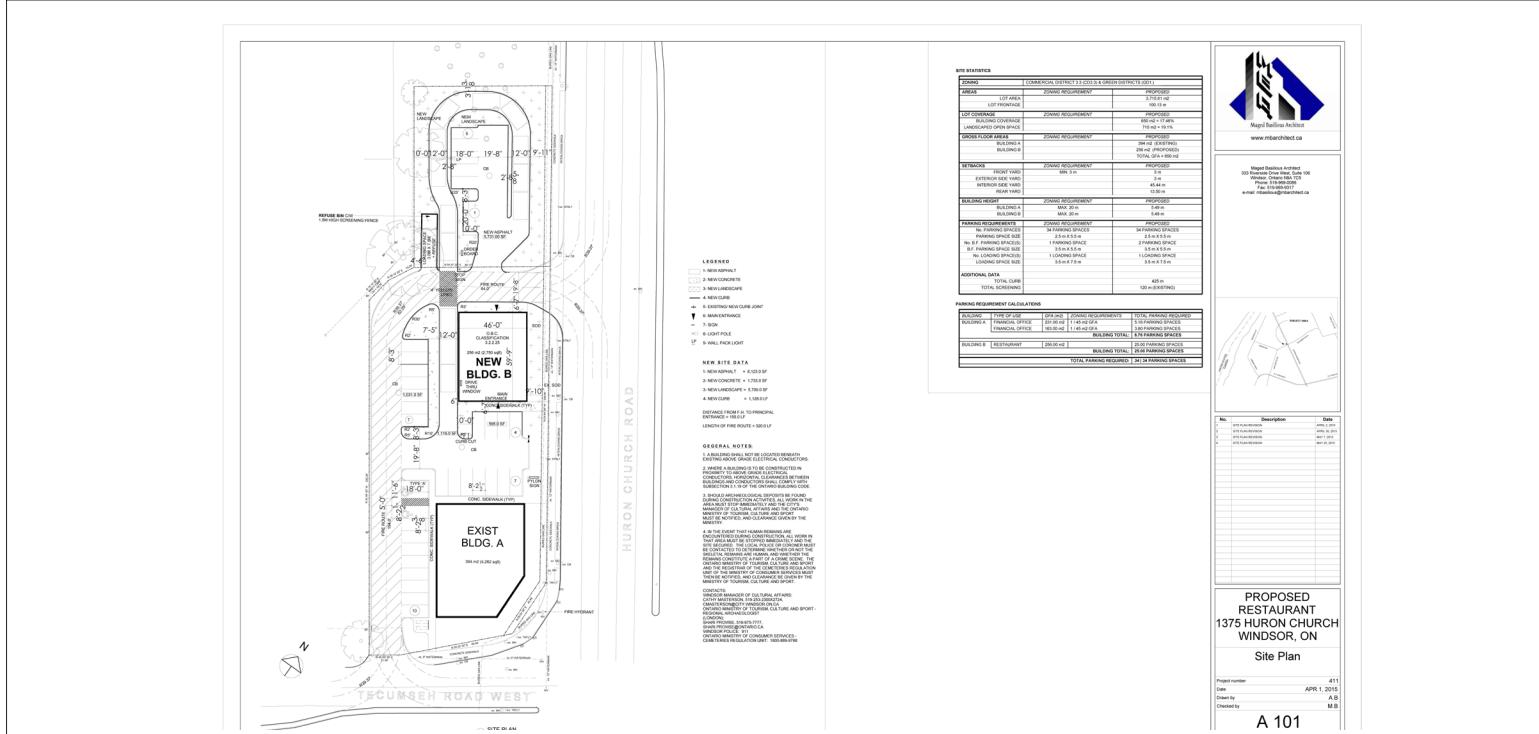


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Southwestern Ontario

PROPERTY IMAGES | SITE PLAN



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The logo for Cushman & Wakefield. It features a red graphic of several vertical bars of increasing height on the left, followed by the company name "CUSHMAN & WAKEFIELD" in a large, bold, white, sans-serif font. Below the main name, "Southwestern Ontario" is written in a smaller, white, sans-serif font.

PERMITTED USES

Permitted Uses | CD3.3

Ambulance Service	Gas Bar	Public Hall	Warehouse
Automobile Repair Garage	Hotel	Public Parking Area	Wholesale Store
Bakery	Medical Appliance Facility	Repair Shop - Light	Workshop
Business Office	Medical Office	Restaurant	Existing Automobile Collision Shop
Child Care Centre	Micro-Brewery	Restaurant with Drive-Through	Existing Industrial Use
Commercial School	Parking Garage	Retail Store	Existing Motor Vehicle Dealership
Confectionery	Personal Service Shop	Service Station	Any use accessory to any of the above uses
Food Outlet - Drive-Through	Place of Entertainment and Recreation	Temporary Outdoor Vendor's Site	An Outdoor Storage Yard is prohibited, save and except with the following main uses: Ambulance Service, Garden Centre, Temporary Outdoor Vendor's Site, Existing Automobile Collision Shop, Existing Industrial Use, Existing Motor Vehicle Dealership
Food Outlet - Take-Out	Place Of Worship	Veterinary Office	Building Height - maximum
Funeral Home	Print Shop	Gross Floor Area - maximum a) Bakery or Confectionery b) Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store	
Garden Centre	Professional Studio	A Temporary Outdoor Vendor's Site is prohibited in a Business Improvement Area.	

<https://www.citywindsor.ca/documents/city-hall/by-laws-online/City%20of%20Windsor%20Consolidated%20Zoning%20By-law%208600%20E%280%93%202025%20OCT%2015.pdf>

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