

FOR LEASE

DOWNTOWN WINDSOR COMMERCIAL/ RETAIL/OFFICE/RESTAURANT SPACE

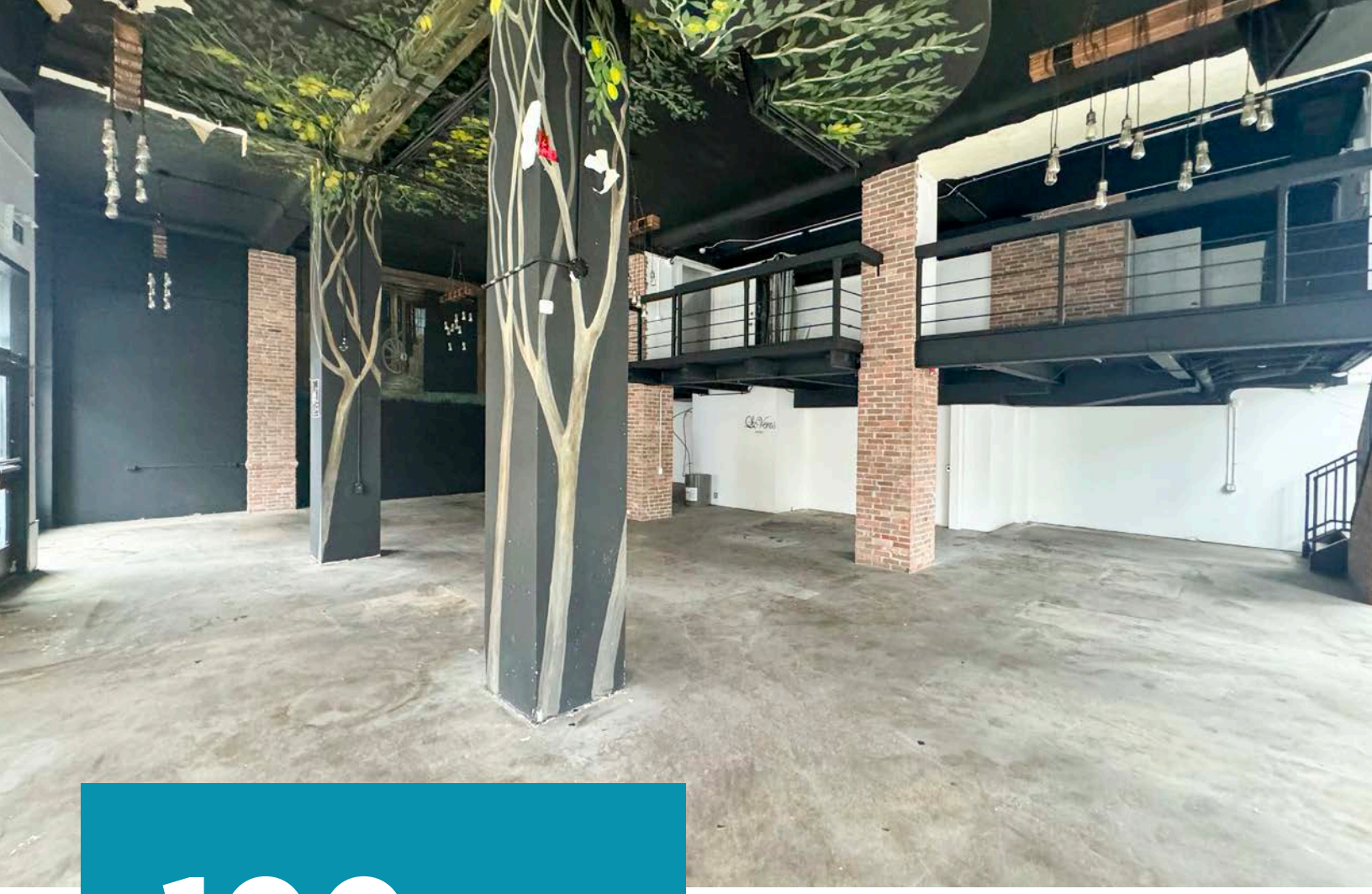
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UNIVERSITY AVENUE WEST

Windsor, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



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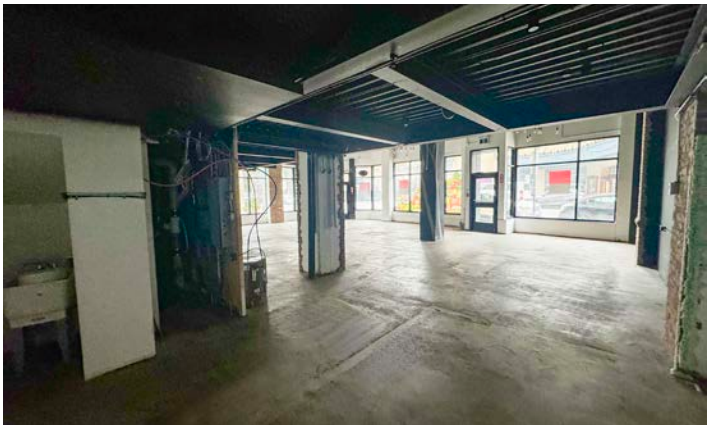
Excellent location in downtown Windsor, directly on the corner of University Avenue & Pelissier Street.

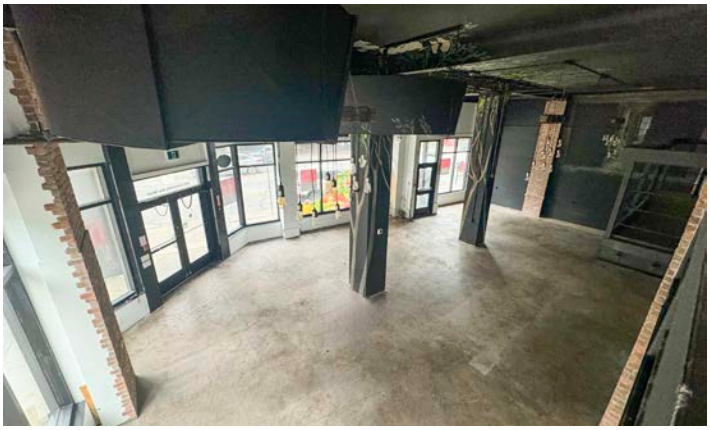
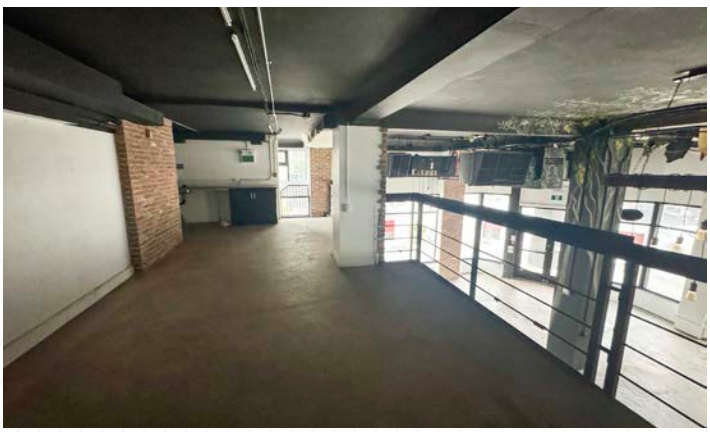
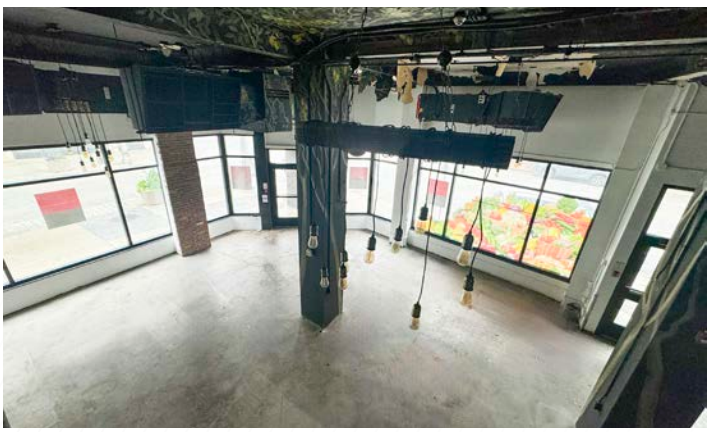
AVAILABLE AREA	±2,000 SF
ZONING	CD3.1
LEASE RATE	$18.00 PSF Net
T.M.I.	$6.00 PSF (+ HST + Utilities)

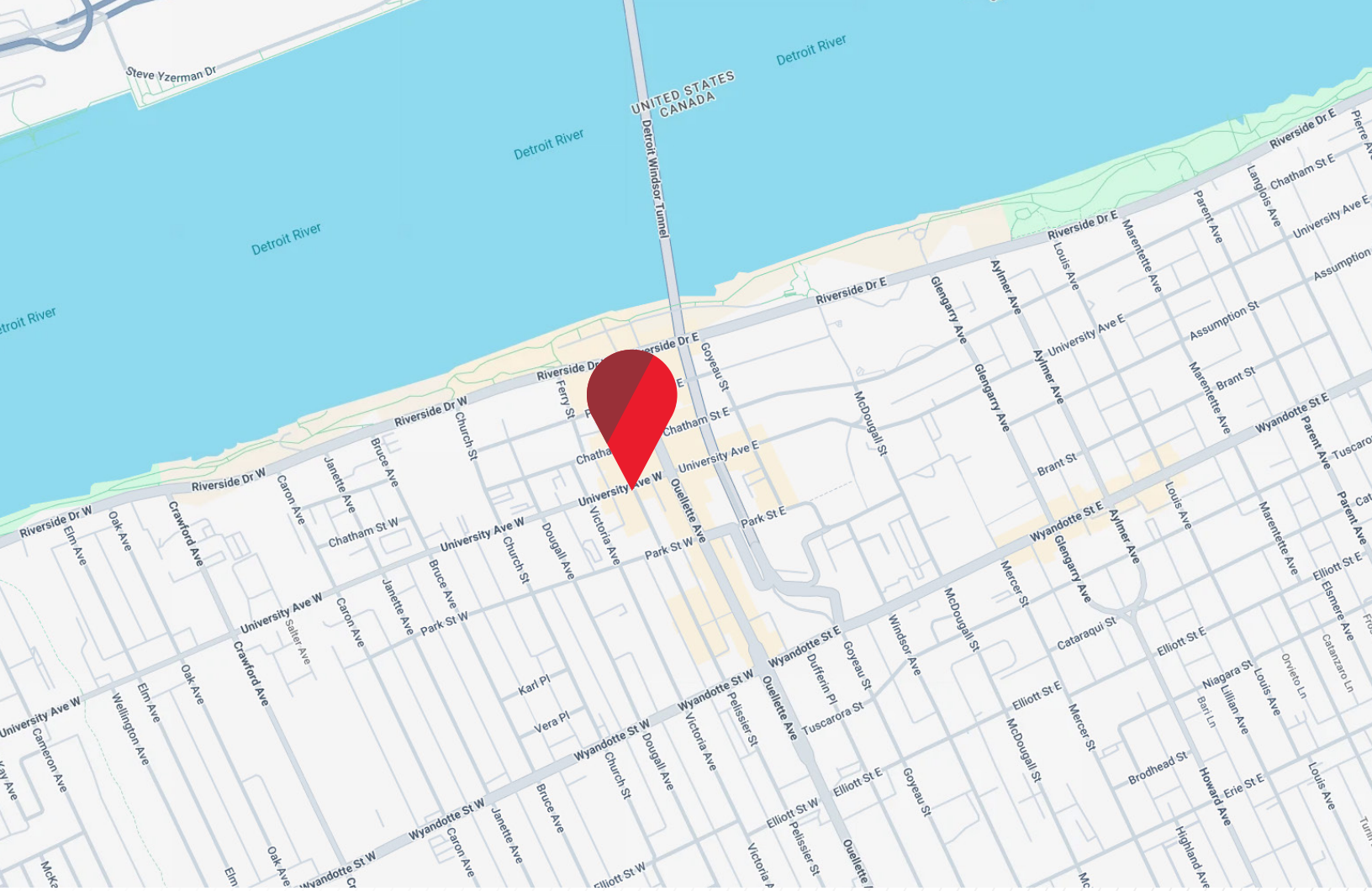
- Main floor space with lots of natural light and a mezzanine space overlooking the main floor.
- The building & immediate area is undergoing a significant transformation with a new face lift.
- Recently renovated residential units above the space with several others planned for the area.
- The commercial units are planned to be transformed to cater to boutique retail & dining.
- Tenant to pay for all utilities. Water & gas are separately metered. Hydro shall be negotiated.

PROPERTY PHOTOS







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