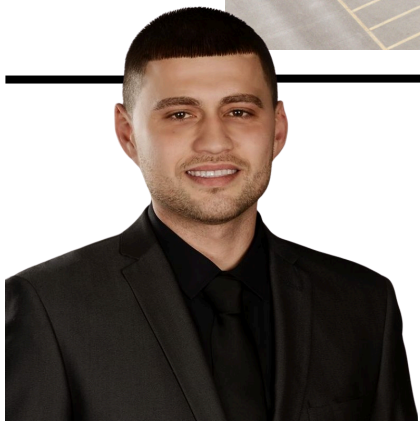


For Sale

2885-2889 Howard, Windsor ON



\$9,900,000



For more information, please contact:

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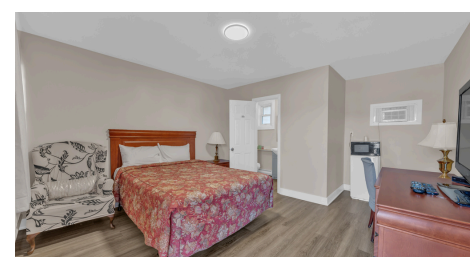


Property Highlights



Exceptional opportunity to acquire the 87-room Ivy Rose Motel and the iconic Hi-Ho Diner in one of Windsor's most trafficked areas. Motel features all new furniture in every room and offers a strong mix of long-term multi-room suites and short-stay accommodations, generating consistent high turnover. The Hi-Ho Diner, established in 1937 and famous for its "Grumpy Burger," was a 1950s-60s hotspot and revived in 2017 with original recipes. Restaurant also enjoys high customer turnover and recent upgrades including new roof, new 10-ton A/C unit, and fully renovated kitchen. Turnkey hospitality and restaurant investment with strong brand recognition and income potential.

Site Photos



Restaurant Highlights

The ***Hi-Ho Diner**** chain in Windsor, founded in 1937, became an iconic local drive-up restaurant famous for its "Grumpy burgers" and 1960s carhop service. At its peak, seven locations existed before closing; the brand was revived in 2017 at Walker Road and Howard Avenue locations.

Key Historical Details:

- **Origins:** The first Hi-Ho began on Sandwich Street in 1937, revolutionizing local dining with carhop service.
- **Peak Popularity:** During the 1960s, it was a major teenager hangout with seven locations serving signature "Grumpy" burgers.
- **Memories:** The restaurants were famous for car-side service, menu boards, and neon signs, serving as a social hub for many Windsorites.
- **The Comeback:** In 2017, owner Peter Dedvukaj revived the brand, transforming the former Michigan Diner on Howard Ave and the former Champions on Walker Road back into Hi-Ho restaurants to bring back the nostalgic experience.

**Hi Ho name can be purchased in the sale*

Zoning Permitted Uses

COMMERCIAL DISTRICT 3.3 (CD3.3)

PERMITTED USES:

- Ambulance Service
- Automobile Repair Garage
- Bakery
- Business Office
- Child Care Centre
- Commercial School
- Confectionery
- Food Outlet - Drive-Thru
- Food Outlet - Take-Out
- Funeral Home
- Garden Centre
- Gas Bar
- Hotel
- Medical Appliance Facility
- Medical Office
- Micro-Brewery
- Parking Garage
- Existing Automobile Collision Shop
- Existing Industrial Use
- Existing Motor Vehicle Dealership
- Personal Service Shop
- Place of Entertainment & Rec
- Place of Worship
- Print Shop
- Professional Studio
- Public Hall
- Public Parking Area
- Repair Shop - Light
- Restaurant
- Restaurant with Drive-Thru
- Retail Store
- Service Station
- Temporary Outdoor Vendor's Site
- Veterinary Office
- Warehouse
- Wholesale Store
- Workshop

Any use accessory to any of the above uses. 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 Repair Collision Shop, Existing Industrial Use, Existing Motor Vehicle Dealership.*

COMMERCIAL DISTRICT 3.3 (CD3.3)

PROVISIONS:

- Building Height - maximum 20.0 m
- Gross Floor Area - maximum
 - a) Bakery or Confectionary 500.0 m²
 - b) Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store 200.0%
- A Temporary Outdoor Vendor's Site is prohibited in a Business Improvement Area

COMMERCIAL DISTRICT 3.4 (CD3.4)

PERMITTED USES:

- Business Office
- Food Convenience Store
- Food Outlet - Take-Out
- Health Studio
- Medical Office
- Medical Appliance Facility
- Personal Service Shop
- Pharmacy
- Professional Studio
- Public Hall
- Restaurant
- Retail Store

Any use accessory to the preceding uses. An *Outdoor Storage Yard* is prohibited.

PROVISIONS:

- Building Height - maximum: 14.0 m
- Landscaped Open Space Yard - maximum: 20.0% of lot area
- Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited

Zoning Permitted Uses

MANUFACTURING DISTRICT 2.2 (MD2.2) PERMITTED USES:

- Industrial Use
- Ambulance Service
- Building Materials Recycling Store
- Food Catering Service
- Micro-Brewery
- Motor Vehicle Salvage Operation
- Salvage Operation
- Self-Storage Facility
- Towing Facility

PROVISIONS:

- Front Yard Depth - maximum: 6.0 m
- Side Yard Width - minimum:
 - a) Front a *side lot line* that abuts a lot on which a *dwelling or dwelling unit* is located 6.0 m
 - b) From an *exterior lot line* 3.0 m
- Lanscaped Open Space Yard - minimum 15% of lot area

Any use accessory to the preceding uses, including a *Caretaker's Residence*.

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