



Investment opportunity in Windsor for sale

Get more information

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Introduction & offering highlights

Avison Young has been retained on an exclusive basis to advise on and manage the sale of 1329, 1305 and 1261 Windsor Ave in Windsor Ontario. This offering presents an exceptional investment opportunity to acquire 2 buildings and four separate parcels situated on nearly five acres in Windsor. The properties boast a generous floor area of 113,425 sf providing ample space for various business needs with additional land a development upside as well. The assets offer modern construction and appearance to provide lasting value with its excellent features, strategic location, and thriving business community.

Situated in the heart of Windsor and is conveniently accessible from major transportation routes and enjoys close proximity to residential neighborhoods and other commercial establishments. travel times to the United States are approximately 10 minutes by car, offering easy access for cross-border business activities. Major highways such as EC Express Way can be reached in under ten minutes, providing convenient connectivity to regional and national transportation networks.

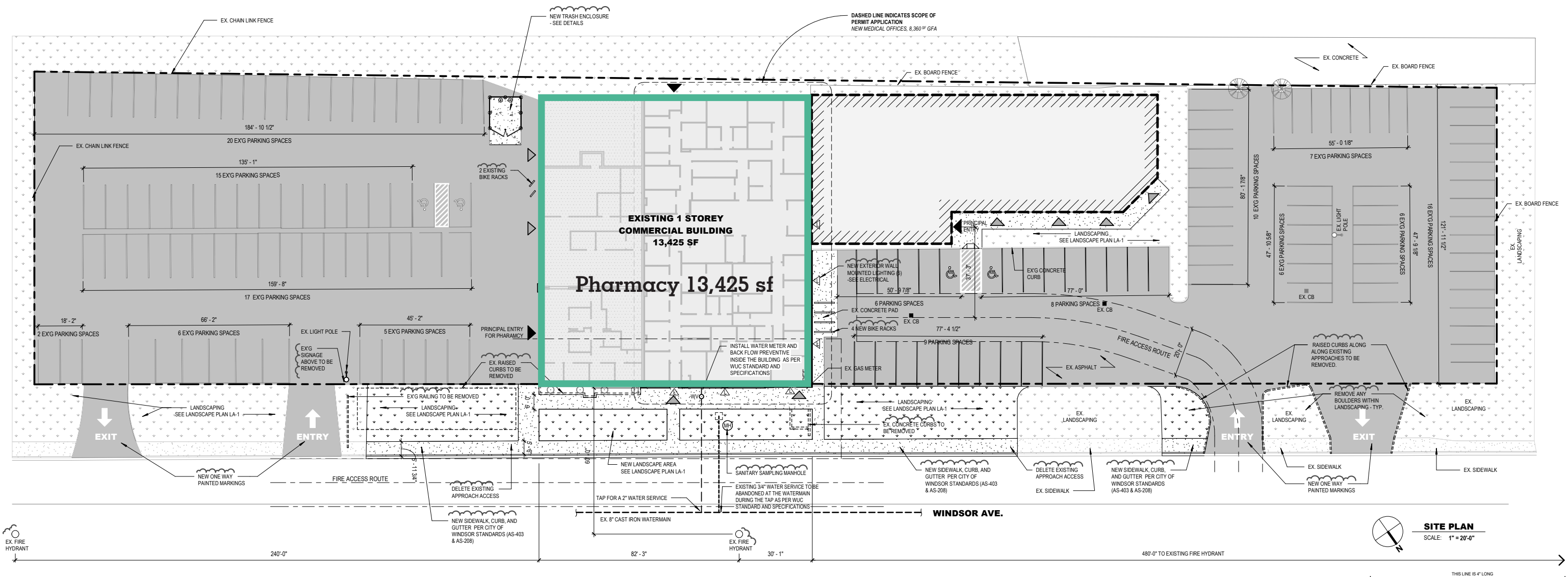
Offering highlights	
Zoning	Highway Commercial District 4.1 (CD4.1)
Tenancy	1324 is being sold mostly vacant with short term lease option on on section and near term expiration
Total site area	4.802
Legal description	See data room
Total GLA	113,425 sf
Property type	Commercial
Asking price	\$10,250,000

Windsor Avenue Pharmacy Medical Group

Municipal address	1329 Windsor Avenue, Windsor ON N8X 3L8
Gross leaseable area	13,425 sf
Property tax	\$16,693.55
NOI	\$142,534
Stories	One
Lot size	1.69 acres
Zoning	Highway Commercial District 4.1 (CD4.1)
Parking spaces	131 stalls
Building age	60+ years
Structural elements	Full block walls
Roof system	All new membrane as of 2022, with 50% metal deck and 50% wood deck
Wall system	Full block walls
Electrical type	Conduit / cable
Mechanical systems	Four heat / air HVAC units, three new as of 2023
Fire & life safety	No sprinkler just monitoring
Tenants	Windsor Avenue Pharmacy Medical Group



Windsor Avenue Pharmacy

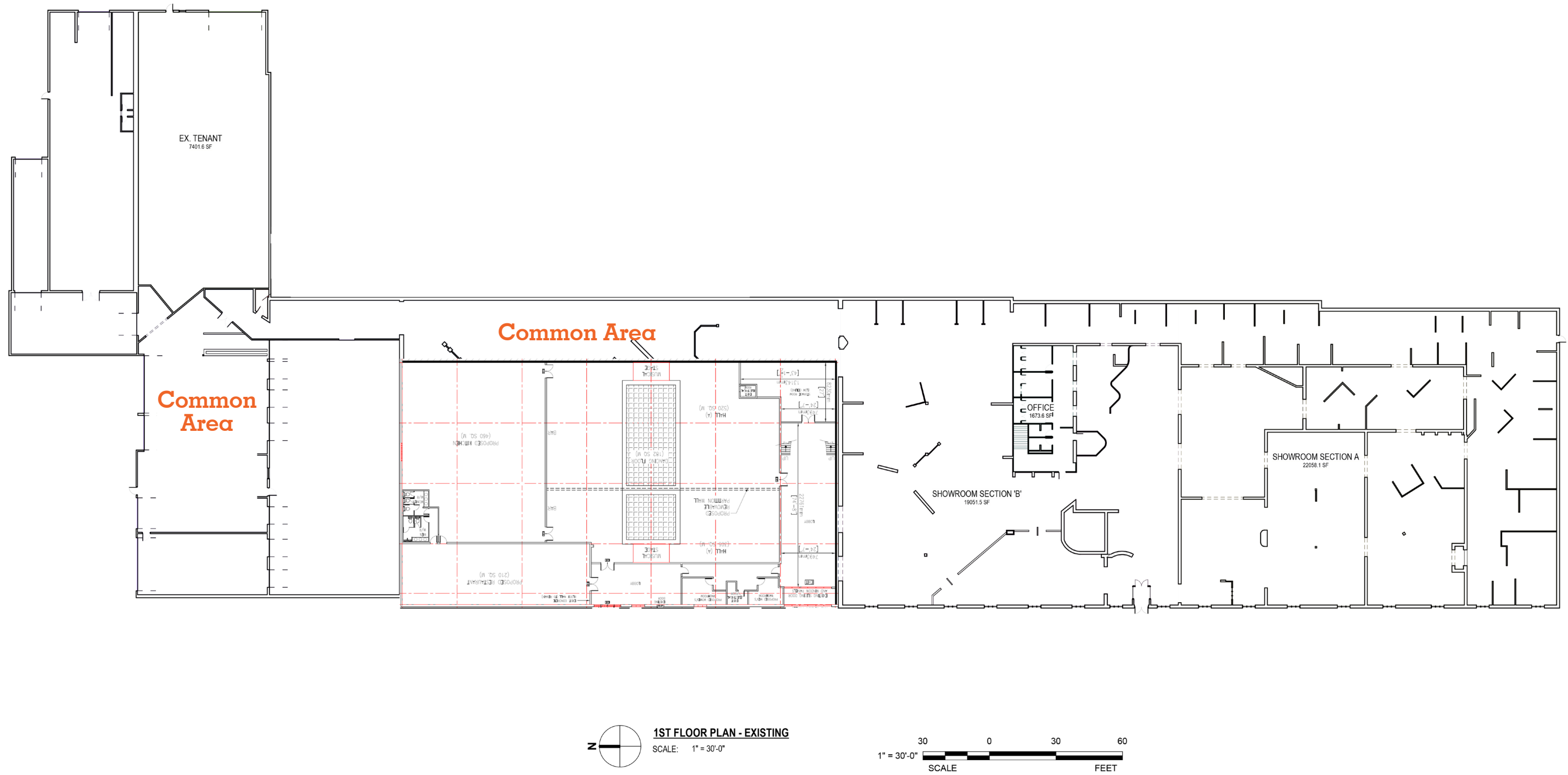


Coulters Furniture

Municipal address	1324 Windsor Avenue, Windsor ON N8X 3L8
Gross leaseable area	63,270 sf
Property tax	\$74,298.75
Stories	One
Lot size	3.046 acres
Zoning	Highway Commercial District 4.1 (CD4.1)
Shipping doors	6 truck level doors
Parking spaces	52 stalls
Building age	60+ years with significant improvements and full exterior renovation and window replacement in 2004.
Structural elements	Poured concrete floors/block walls/metal ducks/steel joists.
Roof system	Metal deck with insulation, mix of membrane, torch down and small section of tar and stone. Warehouse is metal roof with rubber sprayed coating.
Wall system	Full block walls. All strapped with 2x2 and 2" rigid insulation, and vapor barrier followed by drywall, with all suspended ceiling with 2x4 fibreglass insulated vinyl layered tiles.
Electrical type	Three main panels (warehouse, and showroom split into 2, with 4 sub panels) 3 phase, 500, 600. Conduit and cable. All lighting is LED pot lights and track lights.
Mechanical systems	All rooftop HVAC units (air & heat) 11 new units as of 2022. Roughly 15 HVAC units in total.
Fire & life safety	Three wet sprinkler systems covering entire building. Monitored for fire with all to code lighting/signs. Additional fans installed in the event of fire and fire locking doors to demise the space in the event of a fire. Event hall tenant to upgrade HVAC system to their unit to accommodate their use.



Site plan



Site plan overview



Property photos



Investment highlights

Investment opportunity

This property presents an excellent investment opportunity; site plans have already been completed for an additional 7,000 sf Phase II medical building. 1329 Windsor Avenue offers 63,270 sf of total space which can be easily demised further into smaller units as it already has the services split and demising points making the building ideal for future leasing. A third and fully leased medical building provides immediate and stable income. All buildings feature modern infrastructure, including recent HVAC systems, security systems, high-speed internet connectivity, and regular routine maintenance and capital expenditure in recent years to ensure prospective buyers they have been properly managed and provide value.

Street frontage

The property offers an impressive 600’ on the West side of Windsor Ave, 730’ on the East side of Windsor Ave and 150’ on McDougall Ave of street frontage, ensuring maximum exposure and attracting potential customers. Large display windows allow for plenty of natural light and captivating signage opportunities.

Parking

Ample parking spaces are available on-site, making it convenient for both staff and customers. Additional street parking is also available in the vicinity, ensuring hassle-free accessibility. Over 180 outdoor surface stalls and boasts indoor truck shipping and receiving.

Infrastructure

The building features modern infrastructure, including notable features such as HVAC systems, security systems, high-speed internet connectivity, etc. This ensures a comfortable and efficient working environment for businesses of all types.

Flexible usage

Whether you envision an upscale retail store, a trendy café, a professional office space, or a vibrant restaurant, this property offers endless possibilities. The open floor plan allows for seamless adaptation to various business concepts.

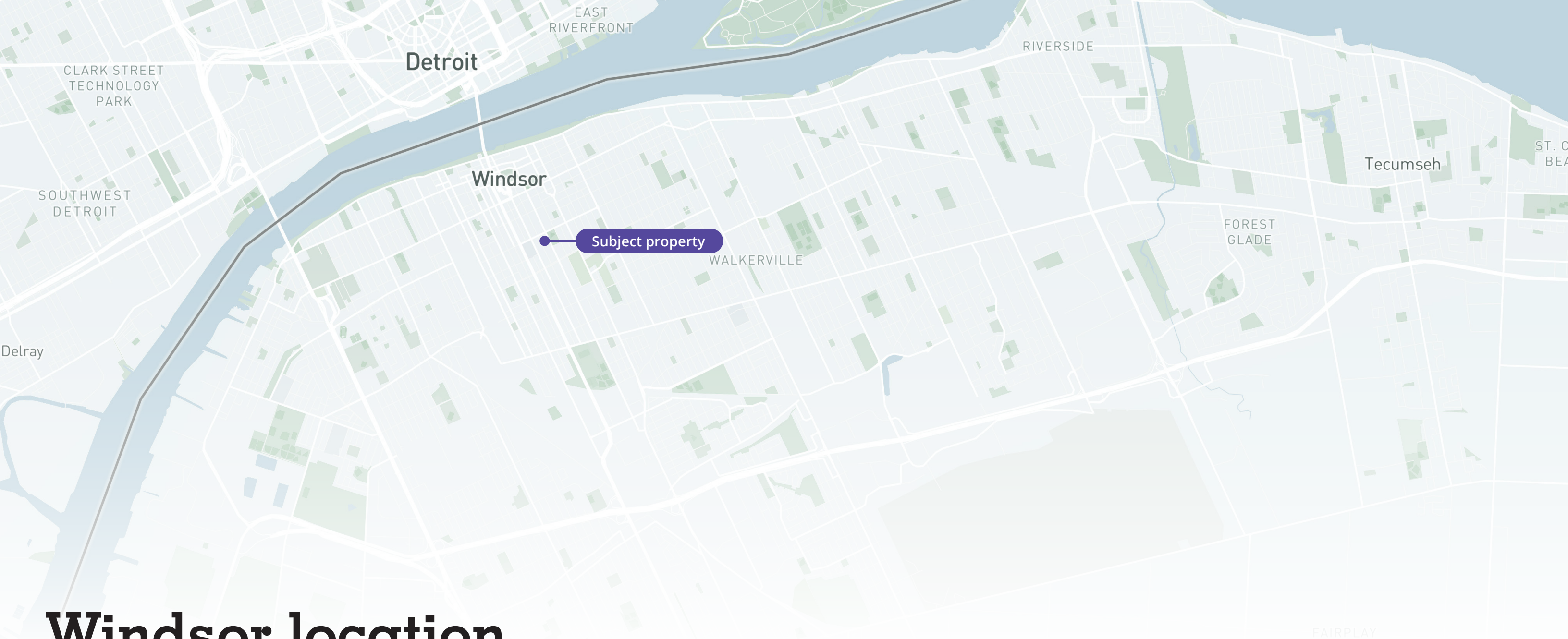
Surrounding amenities

The property is surrounded by a diverse range of amenities, including popular restaurants, retail outlets, entertainment venues, and banks. This creates a vibrant atmosphere and attracts a steady flow of potential customers.

Permitted uses CD4.1

- Ambulance Service
- Automobile Collision Shop
- Automobile Detailing Service
- Automobile Repair Garage
- Automobile Sales Lot
- Building Materials Recycling Store
- Business Office
- Car Wash Automatic
- Car Wash Coin
- Operated
- Commercial School
- Contractor’s Office
- Equipment Rental
- Shop Food Outlet
- Drive Through
- Food
- Food Outlet Take Out
- Funeral Establishment
- Gas Bar
- Hotel
- Medical Appliance Facility
- Medical Office
- Micro-Brewery
- Motor Vehicle Dealership
- Personal Service Shop
- Place of Entertainment and Recreation
- Print Shop
- Professional Studio
- Public Hall
- Public Parking Area
- Repair Shop –Light
- Restaurant
- Restaurant with Drive-Through
- Retail Store Service Station
- Temporary Outdoor Vendor’s Site Towing Service
- Veterinary Office Warehouse
- Wholesale





Windsor location overview

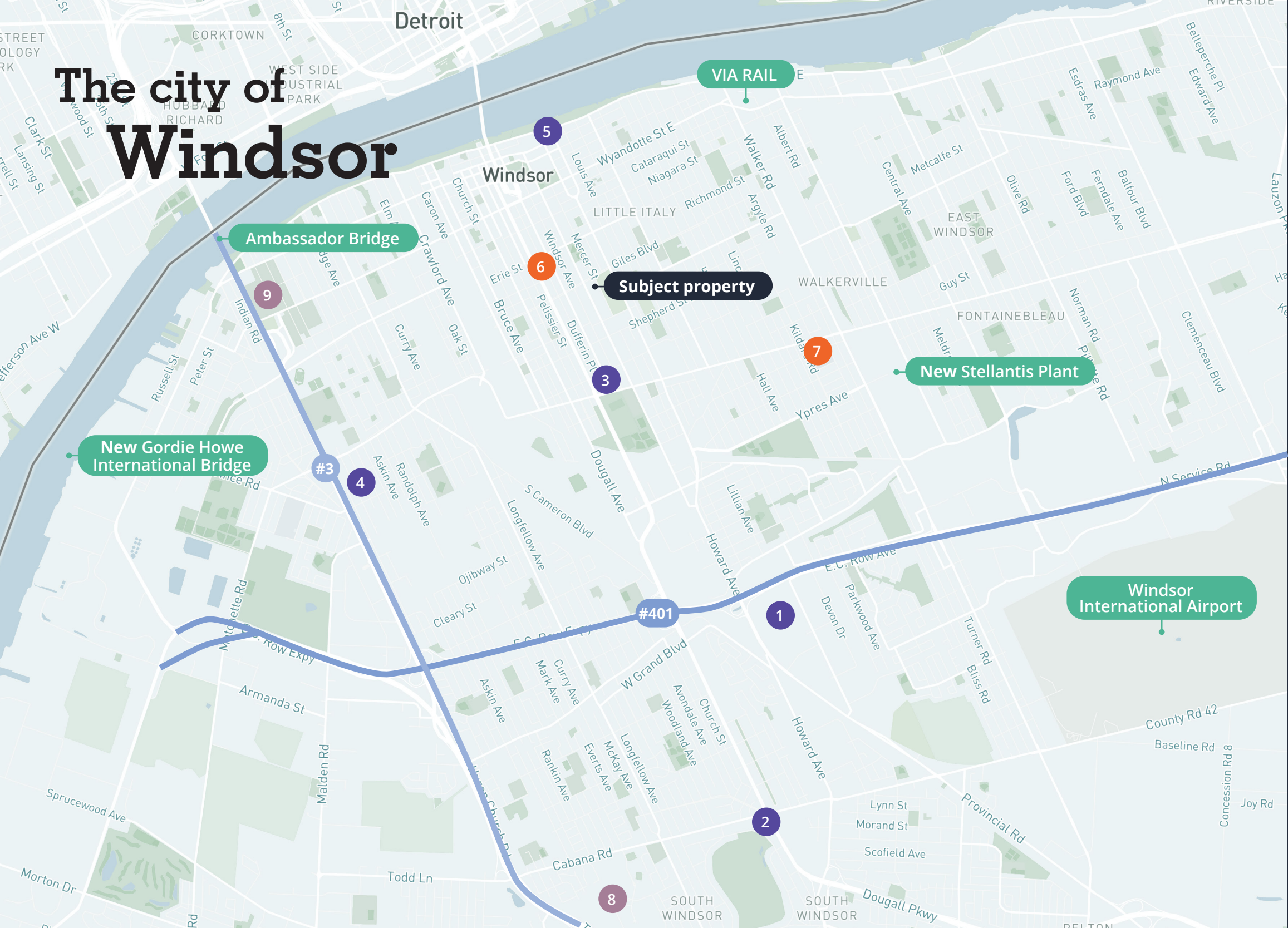
The Windsor-Essex economic region is home to nearly 400,000 residents. By virtue of its location at the US boarder, and only hours from Toronto, Windsor is an ideal choice for employers looking for a deep, skilled labour pool, nested between Toronto and the US market.

Windsor boasts a thriving economy that presents numerous opportunities for businesses. The city is known for its strong manufacturing sector, particularly in the automotive industry. With its close proximity to the United States and access to major trade routes, Windsor serves as a gateway for international trade. In recent years, the city has also seen growth in sectors such as healthcare, education, tourism, and technology, contributing to a diverse and resilient economy. Windsor, Ontario is the 14th largest region in Canada and the 3rd largest in Southwest Ontario. Windsor is home to the University of Windsor and St. Clair College which have over 20,000 students between them.

The ambassador bridge is the most active commercial boarder crossings in North America and the city is currently developing the Gordie Howe bridge to reinforce the trade activity as well. Windsor is also in the midst of developing their Mega Hospital, investing 1.5 billion into the project with a projected completion date of 2030.

Windsor is also home to the future Stellantis EV Battery Plant projected to cost \$5 billion dollars and create 2,500 new jobs. The project has spurred a flurry of investment to the region for complimentary services and manufactures alike. The Windsor region saw a total of nearly \$700 million in building permits in February and March of 2023, making it the strongest per capita in the country directly competing with some of Canada's largest cities.

The city of Windsor



Legend Amenities / Health / Education

1. Devonshire Mall

2. Dougall Square

3. Plaza 300

4. Ambassador Plaza

5. Ceasar's Windsor
6. Windsor Regional Hospital

7. Windsor Cancer Treatment Centre

8. St. Clair College

9. Windsor University

Distance to

Toronto	3 hours & 49 minutes	Detroit	10 minutes
Mississauga	3 hours & 24 minutes	London	2 hours 2 minutes
Hamilton	3 hours & 4 minutes	Port Huron	2 hours 12 minutes
Niagara Falls	3 hours & 38 minutes		

Demographics



226,751
2017 POPULATION

236,903
2022 POPULATION

246,743
2027 POPULATION



\$74,373
2017 household income

\$82,765
2022 household income

\$92,560
2027 household income



40.8
2017 median age

39.7
2022 median age

39.7
2027 median age

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