

# SYNERGY

REAL ESTATE GROUP

COMMERCIAL

**KWSIGNATURE**  
KELLERWILLIAMS REALTY  
MEMBERSHIP CORP. AND TRUSTEE      BROKERAGE, INC.



## mercato<sup>o</sup>square



"INTRODUCING...MERCATO Square to what is arguably one of Windsor Ontario's fastest growing areas."



# WINDSOR/ESSEX COUNTY AREA STATS

## **\*BASED ON 2021 STATS CANADA**

ESSEX COUNTY POPULATION:	192,700
WINDSOR POPULATION:	229,660
COMBINED WINDSOR/ESSEX POPULATION	422,630

PROVINCIAL POPULATION RANK:	7
NATIONAL POPULATION RANK:	14 OF 152

WINDSOR GROWTH INCREASE:	6%
PROVINCIAL GROWTH AVERAGE:	5.8%
NATIONAL GROWTH AVERAGE:	5.2%

## **\*BASED ON 2020 STATS CANADA**

# OF HOUSEHOLD INCOMES GREATER THAN \$100,000:	104,075
--	---------

### POPULATION:

0 to 14 years	68,810
15 to 64 years	272,430
65 years +	91,945

0 to 14 years	16.3%
15 to 64 years	64.4%
65 years +	21.7%

Average age of the population	42.0
Median age of the population	42.4

CLICK ICONS for reference:



Statistics  
Canada

Windsor, Census metropolitan area

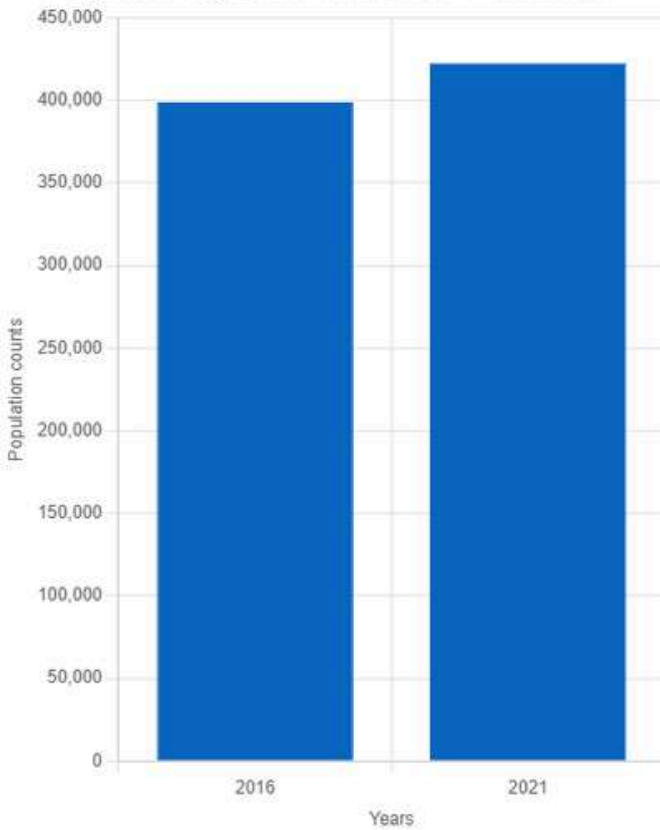


Statistics  
Canada

Population and dwellings

# WINDSOR/ESSEX COUNTY AREA STATS

**Population, 2021 and 2016 censuses**



**14**

Provincial population rank: 7

National population rank: 14 of 152

**6.0%**

In 2021, the enumerated population of Windsor, census metropolitan area (CMA) was 422,630, which represents a change of 6.0% from 2016. This compares to the provincial average of 5.8% and the national average of 5.2%.

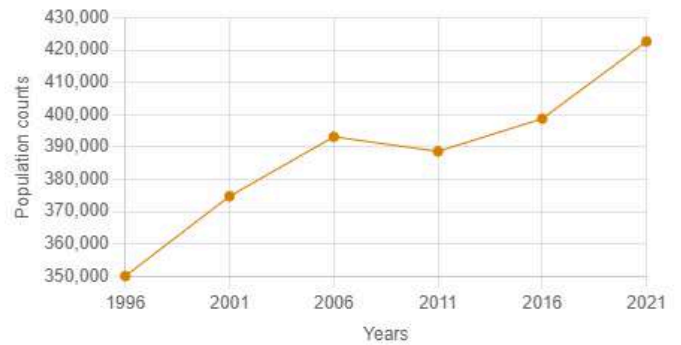
**4.2%**

In 2021, there were 165,665 private dwellings occupied in Windsor, which represent a change of 4.2% from 2016.

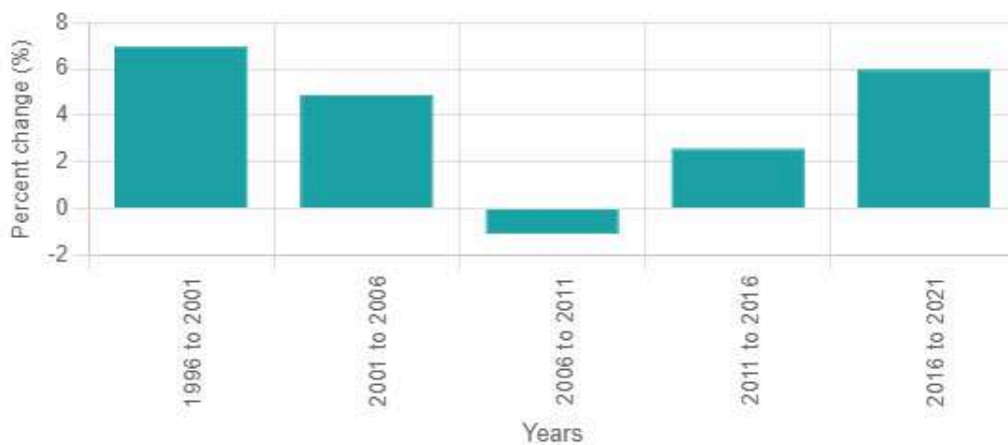
**234.4**

The land area of Windsor is 1,803.17 square kilometres and the population density was 234.4 people per square kilometre.

**Population in the last 25 years, Windsor**



**Population change in the last 25 years, Windsor**



# LIVE UP TO THE MINUTE AREA DEVELOPMENT ANNOUNCEMENTS

Windsor-Essex is undergoing one of the most significant periods of growth and investment in its history. From transformative infrastructure projects like the **Gordie Howe International Bridge**, the **new regional hospital**, and the **NextStar Energy battery plant**, to **major residential, commercial, and industrial developments across the region**, the landscape of Windsor-Essex continues to evolve at an impressive pace.

As our region grows, these developments are helping shape vibrant neighbourhoods, strengthen the local economy, and position Windsor-Essex as one of Canada's most dynamic emerging markets.

To learn more about the latest announcements, construction updates, and upcoming projects throughout Windsor and Essex County, visit the comprehensive development tracker maintained by **Invest WindsorEssex**:

**Development & Construction Updates:** 

[Invest WindsorEssex Construction & Development Portal](#)

# FOR LEASE



MLS@#: [26013249](#) List Price: **\$20.00**  
 Status: **Active**  
 Major Area: **Windsor-Essex** District: **00**  
 Trans. Type: **Lease** Sub-District: **06**  
 Legal Description: **N/A**  
 Address: [3217-3295 BANWELL ROAD #PTS 5-42](#)  
 City/Town/Munic: **Windsor, Ontario N8N 0B3**  
 Side of Road: **West**  
 Nearest Cross St: **PALMETTO ST**  
 Nearest Town:  
 Area/Property Known As:  
 Property Size: **211.81 x 275 FT**  
 Acreage: **1.340** Approx Sq Ft:  
 Zoning: **CD2.1** Occupancy: **Vacant**  
 Start Date: **05-Jun-2026**  
 Possession: **IMMEDIATE**

Windsor-Essex County Association of REALTORS®

**Remarks: PRIME SOUTHWESTERN ONTARIO Development Opportunity! Options: 2 Storey Commercial (approx. 16,950SQFT), Mixed Res/Com (4 storey). This 4 corner site is accessible via new traffic lights. INCLUDED/COMPLETED: studies/eng., services, parking lot, lighting! MERCATO Square is arguably one of Windsor/Essex County's fastest growing areas. Proof? Within 2.5km radius = Canada's 1st \$5 Billion NextStar Energy Battery plant, 3 proposed retirement homes, approx. 18+ new condo/multi-res buildings, 1000's of planned new homes, heavy AAA presence, new hotels and immediate access to EC Row via the future Government funded \$122 Million EC Row + Banwell intersection/4 lane overpass. Additionally "The Epicenter of Windsor/Essex" is within 5km of the NEW \$2.5 Billion Mega Hospital. and International airport + 10km from 1 of 3 International Border crossings. This CD2.1 zoned site is IDEAL for AAA / professionals with a location that essentially guarantees success to any business owner or developer.**

Year Built: **/New**

Approx Taxes/Year: **/2026**

### ICI Details

Property Offered: **Land Only** Type: **Office(s), Residential, Retail** Style: **Free Standing, Multi-Storey**  
 Total Building Sq Ft: **16,950**

### Square Footage Breakdown

	<u>Total Vacant</u>	<u>Total Leased</u>	<u>Ttl Combined</u>
Plaza:	<b>16,950</b>		

### Lease Specific

Type of Lease: **Other, See Remarks**  
 Inclusions in Additional Rent: **None**  

Lease Area	Type	Sq Ft:	\$/Sq Ft:	\$/Sq Ft:	Addl Rent/Cams:
Lease Area 1:	<b>Retail</b>			<b>\$20.00</b>	
Lease Area 2:					Addl Rent/Cams:
Lease Area 3:					Addl Rent/Cams:
Lease Area 4:					Addl Rent/Cams:

### Property Details

Heating/Cooling: **Other, See Remarks** Fuel: **Other, See Remarks**  
 Parking: **Common/Shar#** Car Parking Spots: # Truck Parking Spots: Parking Finish:  
 Elevators: **None** Power: Power:  
 Power Amps: **UNKNOWN** Phase Amps: Volt Amps:  
 Equipment Rental: **No**  
 Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/At Lot Line**

### Inclusions/Exclusions

Inclusions: **ALL soft costs/expenses, engineering, studies, servicing, hard surfacing w/curbing**

### Miscellaneous

Loading: **At Grade** # Dock Drs: # Grade Drs: # Rail Drs:  
 Clear Height: Accessibility: SPIS:  
 Local Improvements:  
 Mortgage:

Listing Brokerage Office: KW SIGNATURE

All information displayed is believed to be accurate but is not guaranteed by the Windsor-Essex County Association of REALTORS® and should be independently verified. No warranties or representations are made of any kind.

FOR LEASE

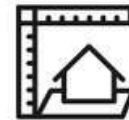
mercato<sup>o</sup>square

16,950 sqft / 2 Storey





**Last Sale**  
\$0  
Jan 20, 2021



**Lot Size**  
58,782 ft<sup>2</sup> | 974 ft  
Area | Perimeter  
[View Measurements](#)

**Party To:**  
**Legal Description**

PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PARTS 5, 16, 32, 37, 38, 41 AND 42, PLAN 12R27789 SUBJECT TO AN EASEMENT OVER PART 32, PLAN 12R27789 AS IN CE144181 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 1 TO 4, 11 TO 15 AND 26 TO 30, PLAN 12R27789 AS IN CE902036 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 1, 26, 58 AND 60, PLAN 12R22842 SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 12R24720 AS IN CE986396 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 1, 26, 58 AND 60, PLAN 12R22842 SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 12R24720 AS IN CE986396 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 2, 25, 47 AND 59, PLAN 12R22842 SAVE AND EXCEPT PART 1, PLAN 12R26389 AS IN CE986397 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 2, 25, 47 AND 59, PLAN 12R22842 SAVE AND EXCEPT PART 1, PLAN 12R26389 AS IN CE986397 TOGETHER WITH AN EASEMENT OVER PART 60, PLAN 12R22842 SAVE AND EXCEPT PART 3, PLAN 12R24720 AS IN CE986399 TOGETHER WITH AN EASEMENT OVER PART 26, PLAN 12R22842 AS IN CE986400 TOGETHER WITH AN EASEMENT OVER PARTS 25 AND 47, PLAN 12R22842 AS IN CE986405 TOGETHER WITH AN EASEMENT OVER PARTS 23 AND 24, PLAN 12R27789 AS IN CE986406 TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 12R28180 AS IN CE986408 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 6 TO 10, 17 TO 23, 25 AND 33 TO 36, PLAN 12R27789 AS IN CE986410 SUBJECT TO AN EASEMENT OVER PARTS 5, 16, 32, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 6 TO 10, 17 TO 23, 25 AND 33 TO 36, PLAN 12R27789 AS IN CE986410 SUBJECT TO AN EASEMENT OVER PARTS 5 AND 32, PLAN 12R27789 IN FAVOUR OF PARTS 6 TO 10 AND 33 TO 36, PLAN 12R27789 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER BLOCK 123, DESIGNATED AS PART 27, PLAN 12R22842 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PART 17, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6, 17 AND 33, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6 AND 33, PLAN 12R27789 (IN FAVOUR OF PARTS 5 AND 32, PLAN 12R27789) AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 18 AND 19, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 18, 19, 25, 34 AND 35, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 34 AND 35, PLAN 12R27789 (IN FAVOUR OF PARTS 5 AND 32, PLAN 12R27789) AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PART 20, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PARTS 8, 20 AND 36, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PARTS 8 AND 36, PLAN 12R27789 (IN FAVOUR OF PARTS 5 AND 32, PLAN 12R27789) AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PART 21, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 9 AND 21, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PART 9, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PARTS 10, 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART 10, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PART 24, PLAN 12R27789 AS IN CE1131134 CITY OF WINDSOR

**GeoWarehouse Address**

WINDSOR

**Ownership Type**

Freehold

**Registration Type**

Certified (Land Titles)

**Land Registry Office**

Essex (12)

**Land Registry Status**

Active

**PIN**

015661012

**Owner Names**

WINDSOR

**Property Type**

OTHER NON RES



**Lot Size**

**Area:** 58,781.66 ft<sup>2</sup>(1.349 ac)

**Perimeter:** 974.41 ft

**Measurements:** 2.97 ft x 0.05 ft x 215.24 ft x 275.83 ft x 133.08 ft x 15.16 ft x 13.69 ft x 65.95 ft x 255.25 ft

## Public Property Lookup

**3235 BANWELL RD**

# 3739-070-890-02435-0000

[Property Details](#)

[Additional Information](#)

[Permits](#)

[Taxes & Assessment](#)

### Property Details

#### ADDRESS & STATUS

Address	3235 BANWELL RD
Status	Active
Roll Number	3739-070-890-02435-0000
Legal Description	SANDWICH CON 1 PT LOTS 143 AND 144 RP 12R27789 PARTS 6 7 17 TO 19 25 33 TO 35

#### DIMENSIONS & ZONING

Area	3.26
Frontage	530.58
Depth	0
Zone	CD2.1, RD1.1

# FOR SALE



Windsor-Essex County Association of REALTORS®

MLS@#:	<a href="#">26013250</a>	List Price:	<b>\$2,100,000.00</b>
Status:	<b>Active</b>	Property Type:	<b>Vacant Land</b>
Major Area:	<b>Windsor-Essex</b>	District:	<b>00</b>
Trans. Type:	<b>Sale</b>	Sub-District:	<b>06</b>
Legal Description:	<b>PT LTS 143 &amp; 144 CONCESSION 1 SANDWICH DESIGNATED AS PTS 5,16,32,37,38,41 &amp; 42</b>		
Address:	<b><a href="#">3217-3295 BANWELL ROAD #PTS 5-42</a></b>		
City/Town/Munic:	<b>Windsor, Ontario N8N 0B3</b>		
Side of Road:	<b>West</b>		
Nearest Cross St:	<b>PALMETTO ST</b>		
Nearest Town:			
Area/Property Known As:			
Property Size:	<b>211.81 FT X 275 FT</b>		
Acreage:	<b>1.340</b>	Approx Sq Ft:	
Zoning:	<b>CD2.1</b>	Occupancy:	<b>Vacant</b>
Start Date:	<b>05-Jun-2026</b>		
Possession:	<b>IMMEDIATE</b>		

Remarks: **PRIME SOUTHWESTERN ONTARIO Development Opportunity! Options: 2 Storey Commercial (approx. 16,950SQFT), Mixed Res/Com (4 storey). This 4 corner site is accessible via new traffic lights. INCLUDED/COMPLETED: studies/eng., services, parking lot, lighting! MERCATO Square is arguably one of Windsor/Essex County's fastest growing areas. Proof? Within 2.5km radius = Canada's 1st \$5 Billion NextStar Energy Battery plant, 3 proposed retirement homes, approx. 18+ new condo/multi-res buildings, 1000's of planned new homes, heavy AAA presence, new hotels and immediate access to EC Row via the future Government funded \$122 Million EC Row + Banwell intersection/4 lane overpass. Additionally "The Epicenter of Windsor/Essex" is within 5km of the NEW \$2.5 Billion Mega Hospital. and International airport + 10km from 1 of 3 International Border crossings. This CD2.1 zoned site is IDEAL for AAA / professionals with a location that essentially guarantees success to any business owner or developer.**

Approx Taxes/Year: /2026

#### Utility Information

Utility Water/Avail: **Municipal Water/Connected**  
Hydro Availability: **At Lot Line**  
Natural Gas Avail: **At Lot Line**  
Telephone Avail: **At Lot Line**

Utility Sewer/Avail: **Sanitary/At Lot Line**

#### Land Details

Type of Property: **IC&I (Commercial, Mixed)**  
Prospectus: **Not Available**  
Mandatory Plan of Development: **No**  
Building Permit: **Available**  
Access: **Public Road, Road Access**

Current Development Permit: **No**  
Easements: **Easement**

#### Miscellaneous

Mortgage: **Clear**  
Local Improvements:

Garbage Pick Provided?:  
SPIS:

#### Inclusions/Exclusions

Inclusions: **ALL soft costs/expenses, engineering, studies, servicing, hard surfacing w/curbing**

Listing Brokerage Office: KW SIGNATURE

All information displayed is believed to be accurate but is not guaranteed by the Windsor-Essex County Association of REALTORS® and should be independently verified. No warranties or representations are made of any kind.

**FOR SALE**

mercato<sup>o</sup>square





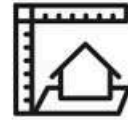
Owner Name



Last Sale

\$0

Jan 20, 2021



Lot Size

58,782 ft<sup>2</sup>

Area

974 ft

Perimeter

[View Measurements](#)

**Party To:**

**Legal Description**

PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PARTS 5, 16, 32, 37, 38, 41 AND 42, PLAN 12R27789 SUBJECT TO AN EASEMENT OVER PART 32, PLAN 12R27789 AS IN CE144181 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 1 TO 4, 11 TO 15 AND 26 TO 30, PLAN 12R27789 AS IN CE902036 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 1, 26, 58 AND 60, PLAN 12R22842 SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 12R24720 AS IN CE986396 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 1, 26, 58 AND 60, PLAN 12R22842 SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 12R24720 AS IN CE986396 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 2, 25, 47 AND 59, PLAN 12R22842 SAVE AND EXCEPT PART 1, PLAN 12R26389 AS IN CE986397 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 2, 25, 47 AND 59, PLAN 12R22842 SAVE AND EXCEPT PART 1, PLAN 12R26389 AS IN CE986397 TOGETHER WITH AN EASEMENT OVER PART 60, PLAN 12R22842 SAVE AND EXCEPT PART 3, PLAN 12R24720 AS IN CE986399 TOGETHER WITH AN EASEMENT OVER PART 26, PLAN 12R22842 AS IN CE986400 TOGETHER WITH AN EASEMENT OVER PARTS 25 AND 47, PLAN 12R22842 AS IN CE986405 TOGETHER WITH AN EASEMENT OVER PARTS 23 AND 24, PLAN 12R27789 AS IN CE986406 TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 12R28180 AS IN CE986408 SUBJECT TO AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 6 TO 10, 17 TO 23, 25 AND 33 TO 36, PLAN 12R27789 AS IN CE986410 SUBJECT TO AN EASEMENT OVER PARTS 5, 16, 32, 37, 38, 41 AND 42, PLAN 12R27789 IN FAVOUR OF PARTS 6 TO 10, 17 TO 23, 25 AND 33 TO 36, PLAN 12R27789 AS IN CE986410 SUBJECT TO AN EASEMENT OVER PARTS 5 AND 32, PLAN 12R27789 IN FAVOUR OF PARTS 6 TO 10 AND 33 TO 36, PLAN 12R27789 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER BLOCK 123, DESIGNATED AS PART 27, PLAN 12R22842 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PART 17, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6, 17 AND 33, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6 AND 33, PLAN 12R27789 (IN FAVOUR OF PARTS 5 AND 32, PLAN 12R27789) AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 18 AND 19, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 18, 19, 25, 34 AND 35, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 34 AND 35, PLAN 12R27789 (IN FAVOUR OF PARTS 5 AND 32, PLAN 12R27789) AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PART 20, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PARTS 8, 20 AND 36, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PARTS 8 AND 36, PLAN 12R27789 (IN FAVOUR OF PARTS 5 AND 32, PLAN 12R27789) AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PART 21, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 9 AND 21, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PART 9, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PARTS 10, 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART 10, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PART 24, PLAN 12R27789 AS IN CE1131134 CITY OF WINDSOR

[less](#)

**GeoWarehouse Address**  
WINDSOR

**Ownership Type**  
Freehold

**Registration Type**  
Certified (Land Titles)

**Land Registry Office**  
Essex (12)

**Land Registry Status**  
Active

**PIN**  
015661012

**Owner Names**  
[Redacted]

**Property Type**  
OTHER NON RES



**Lot Size**

**Area:** 58,781.66 ft<sup>2</sup>(1.349 ac)

**Perimeter:** 974.41 ft

**Measurements:** 2.97 ft x 0.05 ft x 215.24 ft x 275.83 ft x 133.08 ft x 15.16 ft x 13.69 ft x 65.95 ft x 255.25 ft

## Public Property Lookup

**3235 BANWELL RD**

# 3739-070-890-02435-0000

[Property Details](#)

[Additional Information](#)

[Permits](#)

[Taxes & Assessment](#)

### Property Details

#### ADDRESS & STATUS

Address	3235 BANWELL RD
Status	Active
Roll Number	3739-070-890-02435-0000
Legal Description	SANDWICH CON 1 PT LOTS 143 AND 144 RP 12R27789 PARTS 6 7 17 TO 19 25 33 TO 35

#### DIMENSIONS & ZONING

Area	3.26
Frontage	530.58
Depth	0
Zone	CD2.1, RD1.1

**FOR SALE**

mercato<sup>o</sup>square



Windsor-Essex County Association of REALTORS®

MLS@#: **26013251** List Price: **\$4,600,000.00**  
 Status: **Active** Property Type: **Vacant Land**  
 Major Area: **Windsor-Essex** District: **00**  
 Trans. Type: **Sale** Sub-District: **06**  
 Legal Description: **PT LTS 143 & 144 CONCESSION 1 SANDWICH DESIGNATED AS PTS 8,9,10,20,21,22,23,36**  
 Address: **3217-3295 BANWELL ROAD**  
 City/Town/Munic: **Windsor, Ontario N8N 0B3**  
 Side of Road: **West**  
 Nearest Cross St: **PALMETTO ST**  
 Nearest Town:  
 Area/Property Known As:  
 Property Size: **418.87 FT X 275 FT**  
 Acreage: **2.650** Approx Sq Ft:  
 Zoning: **CD2.1** Occupancy: **Vacant**  
 Start Date: **05-Jun-2026**  
 Possession: **IMMEDIATE**

Remarks: **PRIME SOUTHWESTERN ONTARIO Development Opportunity! Site options include: Com/Retail (approx 27,000sqft bldg), Hotel (approx 103 rooms w/5000sqft restaurant), Res/Com (approx 72 units), Residential (approx 153 units). MERCATO Square is arguably one of Windsor/Essex County's fastest growing areas. Proof? Within 2.5km radius = Canada's 1st \$5 Billion NextStar Energy Battery plant, 3 proposed retirement facilities, approx 18+ new condo/multi-res buildings, 1000's of planned new homes, heavy global AAA tenant presence, new hotels and immediate access to EC Row via the future Government funded \$122 Million EC Row + Banwell intersection/4 lane overpass. Additionally "The Epicenter of Windsor/Essex" is within 5km of the NEW \$2.5 Billion Mega Hospital and International airport + 10km from 1 of 3 International Border crossings. This 2.65 acre site zoned CD2.1 is an IDEAL CMHC Funded project and all but guarantees absolute success to any future investor/developer.**

Approx Taxes/Year: /2026

**Utility Information**

Utility Water/Avail: **Municipal Water/Nearby**  
 Hydro Availability: **Unknown**  
 Natural Gas Avail: **Unknown**  
 Telephone Avail: **Unknown**

Utility Sewer/Avail: **Sanitary/At Lot Line**

**Land Details**

Type of Property: **IC&I (Commercial, Mixed)**  
 Prospectus: **Not Available**  
 Mandatory Plan of Development: **No**  
 Building Permit: **Available**  
 Access: **Public Road, Road Access**

Current Development Permit: **No**  
 Easements:

**Miscellaneous**

Mortgage: **Clear**  
 Local Improvements:

Garbage Pick Provided?: SPIS:

**Inclusions/Exclusions**

Inclusions: **ALL soft costs/expenses, engineering, studies, servicing, hard surfacing w/curbing**

Listing Brokerage Office: KW SIGNATURE

All information displayed is believed to be accurate but is not guaranteed by the Windsor-Essex County Association of REALTORS® and should be independently verified. No warranties or representations are made of any kind.

**FOR SALE**



↑ 135 Residential Units

71 Units + Approx.  
26,000 sqft Com.  
Space



103 Unit Hotel Option ↑

← 153 Unit Residential



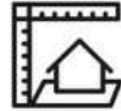
Owner Name



Last Sale

\$0

Jan 20, 2021



Lot Size

43,927 ft<sup>2</sup>

Area

869 ft

Perimeter

[View Measurements](#)

### Party To:

#### Legal Description

PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PARTS 8, 20 AND 36, PLAN 12R27789 SUBJECT TO AN EASEMENT OVER PART 36, PLAN 12R27789 AS IN CE144181 SUBJECT TO AN EASEMENT OVER PART 20, PLAN 12R27789 IN FAVOUR OF PARTS 1 TO 4, 11 TO 15 AND 26 TO 30, PLAN 12R27789 AS IN CE902036 SUBJECT TO AN EASEMENT OVER PART 20, PLAN 12R27789 IN FAVOUR OF PARTS 1, 26, 58 AND 60, PLAN 12R22842 SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 12R24720 AS IN CE986396 SUBJECT TO AN EASEMENT OVER PART 20, PLAN 12R27789 IN FAVOUR OF PARTS 2, 25, 47 AND 59, PLAN 12R22842 SAVE AND EXCEPT PART 1, PLAN 12R26389 AS IN CE986397 TOGETHER WITH AN EASEMENT OVER PART 60, PLAN 12R22842 SAVE AND EXCEPT PART 3, PLAN 12R24720 AS IN CE986399 TOGETHER WITH AN EASEMENT OVER PART 26, PLAN 12R22842 AS IN CE986400 TOGETHER WITH AN EASEMENT OVER PARTS 25 AND 47, PLAN 12R22842 AS IN CE986405 TOGETHER WITH AN EASEMENT OVER PARTS 23 AND 24, PLAN 12R27789 AS IN CE986406 TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 12R28180 AS IN CE986408 TOGETHER WITH AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PARTS 5, 16, 32, 37, 38, 41 AND 42, PLAN 12R27789 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PARTS 5 AND 32, PLAN 12R27789 (IN FAVOUR OF PARTS 8 AND 36, PLAN 12R27789) AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PART 17, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6, 17 AND 33, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6 AND 33, PLAN 12R27789 (IN FAVOUR OF 8 AND 36, PLAN 12R27789) AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 18 AND 19, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 18, 19, 25, 34 AND 35, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 34 AND 35, PLAN 12R27789 (IN FAVOUR OF PARTS 8 AND 36, PLAN 12R27789) AS IN CE986412 SUBJECT TO AN EASEMENT OVER PART 20, PLAN 12R27789 IN FAVOUR OF PARTS 5, 6, 7, 9, 10, 16 TO 19, 21 TO 23, 25, 32 TO 35, 37, 38, 41 AND 42, PLAN 12R27789 AS IN CE986413 SUBJECT TO AN EASEMENT OVER PARTS 20 AND 36, PLAN 12R27789 IN FAVOUR OF PARTS 5, 6, 7, 9, 10, 16 TO 19, 21 TO 23, 25, 32 TO 35, 37, 38, 41 AND 42, PLAN 12R27789 AS IN CE986413 SUBJECT TO AN EASEMENT OVER PARTS 8 AND 36, PLAN 12R27789 IN FAVOUR OF PARTS 5, 6, 7, 9, 10, 32, 33, 34 AND 35, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER BLOCK 123 PLAN 12M533, DESIGNATED AS PART 27, PLAN 12R22842 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PART 21, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 9 AND 21, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PART 9, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PARTS 10, 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART 10, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PART 24, PLAN 12R27789 AS IN CE1131134 CITY OF WINDSOR

**GeoWarehouse Address**  
WINDSOR

**Ownership Type**  
Freehold

**Registration Type**  
Certified (Land Titles)

**Land Registry Office**  
Essex (12)

**Land Registry Status**  
Active

**PIN**  
015661015

**Owner Names**

**Property Type**  
OTHER NON RES



**Lot Size**

**Area:** 43,927.48 ft<sup>2</sup>(1.008 ac)

**Perimeter:** 869.42 ft

**Measurements:** 242.94 ft x 10.03 ft x 158.25 ft x 10.01 ft x 0.04 ft x 267.01 ft x 158.26 ft x 247.71 ft

**GeoWarehouse Address**  
WINDSOR

**Ownership Type**  
Freehold

**Registration Type**  
Certified (Land Titles)

**Land Registry Office**  
Essex (12)

**Land Registry Status**  
Active

**PIN**  
015661016

**Owner Names**  
U.S. BANK NATIONAL ASSOCIATION

**Property Type**  
OTHER NON RES



**Lot Size**

**Area:** 35,574.69 ft<sup>2</sup>(0.817 ac)

**Perimeter:** 797.24 ft

**Measurements:** 134.56 ft x 267.11 ft x 134.72 ft x 267.65 ft

**GeoWarehouse Address**

WINDSOR

**Ownership Type**

Freehold

**Registration Type**

Certified (Land Titles)

**Land Registry Office**

Essex (12)

**Land Registry Status**

Active

**PIN**

015661017

**Owner Names**

2186234 ONTARIO LIMITED

**Property Type**

OTHER NON RES

**Lot Size**

**Area:** 33,604.90 ft<sup>2</sup>(0.771 ac)

**Perimeter:** 823.49 ft

**Measurements:** 9.94 ft x 5.35 ft x 8.38 ft x 224.11 ft x 127.58 ft x 261.11 ft x 149.69 ft x 37.53 ft



**Owner Name**  
2186234 ONTARIO LIMITED



**Last Sale**  
\$0  
Jan 20, 2021



**Lot Size**  
35,575 ft<sup>2</sup>      797 ft  
Area      Perimeter  
[View Measurements](#)

**Party To:**

**Legal Description**

PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PARTS 9 AND 21, PLAN 12R27789 SUBJECT TO AN EASEMENT OVER PART 21, PLAN 12R27789 IN FAVOUR OF PARTS 1 TO 4, 11 TO 15 AND 26 AND 30, PLAN 12R27789 AS IN CE902036 SUBJECT TO AN EASEMENT OVER PART 21, PLAN 12R27789 IN FAVOUR OF PARTS 1, 26, 58 AND 60, PLAN 12R22842 SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 12R24720 AS IN CE986396 SUBJECT TO AN EASEMENT OVER PART 21, PLAN 12R27789 IN FAVOUR OF PARTS 2, 25, 47 AND 59, PLAN 12R22842 SAVE AND EXCEPT PART 1, PLAN 12R26389 AS IN CE986397 TOGETHER WITH AN EASEMENT OVER PART 60, PLAN 12R22842 SAVE AND EXCEPT PART 3, PLAN 12R24720 AS IN CE986399 TOGETHER WITH AN EASEMENT OVER PART 26, PLAN 12R22842 AS IN CE986400 TOGETHER WITH AN EASEMENT OVER PARTS 25 AND 47, PLAN 12R22842 AS IN CE986405 TOGETHER WITH AN EASEMENT OVER PARTS 23 AND 24, PLAN 12R27789 AS IN CE986406 TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 12R28180 AS IN CE986408 TOGETHER WITH AN EASEMENT OVER PARTS 16, 37, 38, 41 AND 42, PLAN 12R27789 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PARTS 5, 16, 32, 37, 38, 41 AND 42, PLAN 12R27789 AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PARTS 5 AND 32, PLAN 12R27789 (IN FAVOUR OF PART 9, PLAN 12R27789) AS IN CE986410 TOGETHER WITH AN EASEMENT OVER PART 17, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6, 17 AND 33, PLAN 12R27789 AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 6 AND 33, PLAN 12R27789 (IN FAVOUR OF PART 9, PLAN 12R27789) AS IN CE986411 TOGETHER WITH AN EASEMENT OVER PARTS 18 AND 19, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 18, 19, 25, 34 AND 35, PLAN 12R27789 AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PARTS 7, 34 AND 35, PLAN 12R27789 (IN FAVOUR OF PART 9, PLAN 12R27789) AS IN CE986412 TOGETHER WITH AN EASEMENT OVER PART 20, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PARTS 8, 20 AND 36, PLAN 12R27789 AS IN CE986413 TOGETHER WITH AN EASEMENT OVER PARTS 8 AND 36, PLAN 12R27789 (IN FAVOUR OF PART 9, PLAN 12R27789) AS IN CE986413 SUBJECT TO AN EASEMENT OVER PART 21, PLAN 12R27789 IN FAVOUR OF PARTS 5 TO 8, 10, 16 TO 20, 22, 23, 25, 32 TO 38, 41 AND 42, PLAN 12R27789 AS IN CE986414 SUBJECT TO AN EASEMENT OVER PARTS 9 AND 21, PLAN 12R27789 IN FAVOUR OF PARTS 5 TO 8, 10, 16 TO 20, 22, 23, 25, 32 TO 38, 41 AND 42, PLAN 12R27789 AS IN CE986414 SUBJECT TO AN EASEMENT OVER PART 9, PLAN 12R27789 IN FAVOUR OF PARTS 5 TO 8, 10, 16 TO 20, 22, 23, 25, 32 TO 38, 41 AND 42, PLAN 12R27789 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER BLOCK 123 PLAN 12M533, DESIGNATED AS PART 27, PLAN 12R22842 AS IN CE986414 TOGETHER WITH AN EASEMENT OVER PARTS 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PARTS 10, 22 AND 23, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART 10, PLAN 12R27789 AS IN CE986415 TOGETHER WITH AN EASEMENT OVER PART LOTS 143 & 144 CONCESSION 1 SANDWICH, DESIGNATED AS PART 24, PLAN 12R27789 AS IN CE1131134 CITY OF WINDSOR

## Public Property Lookup

**3295 BANWELL RD**

# 3739-070-890-02417-0000

[Property Details](#)

[Additional Information](#)

[Permits](#)

[Taxes & Assessment](#)

### Property Details

#### ADDRESS & STATUS

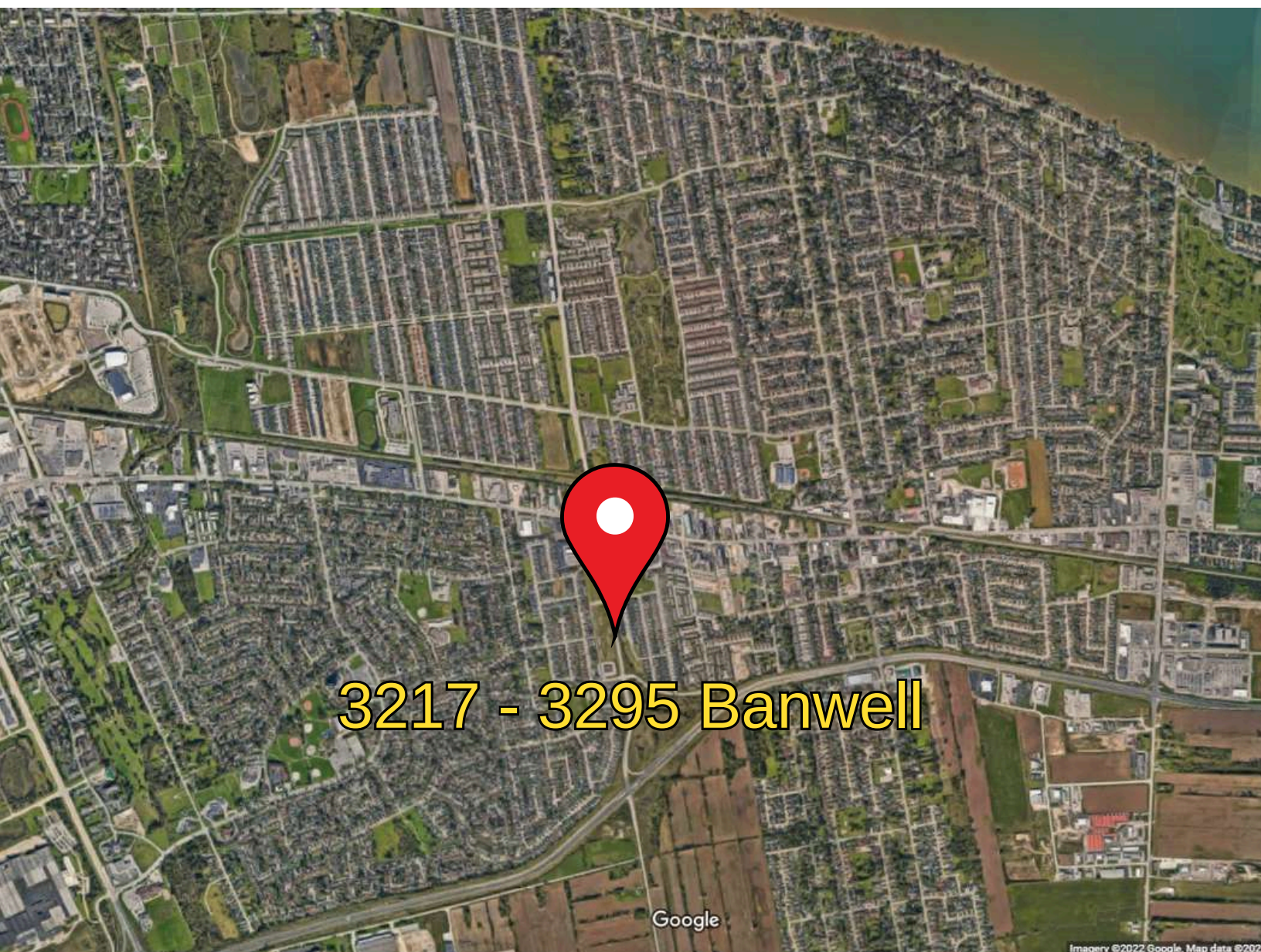
Address	3295 BANWELL RD
Status	Active
Roll Number	3739-070-890-02417-0000
Legal Description	SANDWICH CON 1; PT LOTS 143 & 144; RP 12R27789; PARTS 8; 20 & 36

#### DIMENSIONS & ZONING

Area	43476.51
Frontage	157.61
Depth	275.89
Zone	CD2.1, RD1.1

# INFO MAP INDEX

1. PROXIMITY MAP
2. NEW & RECENTLY COMPLETED AREA DEVELOPMENTS
3. GLOBAL FRANCHISES WITH 5KM



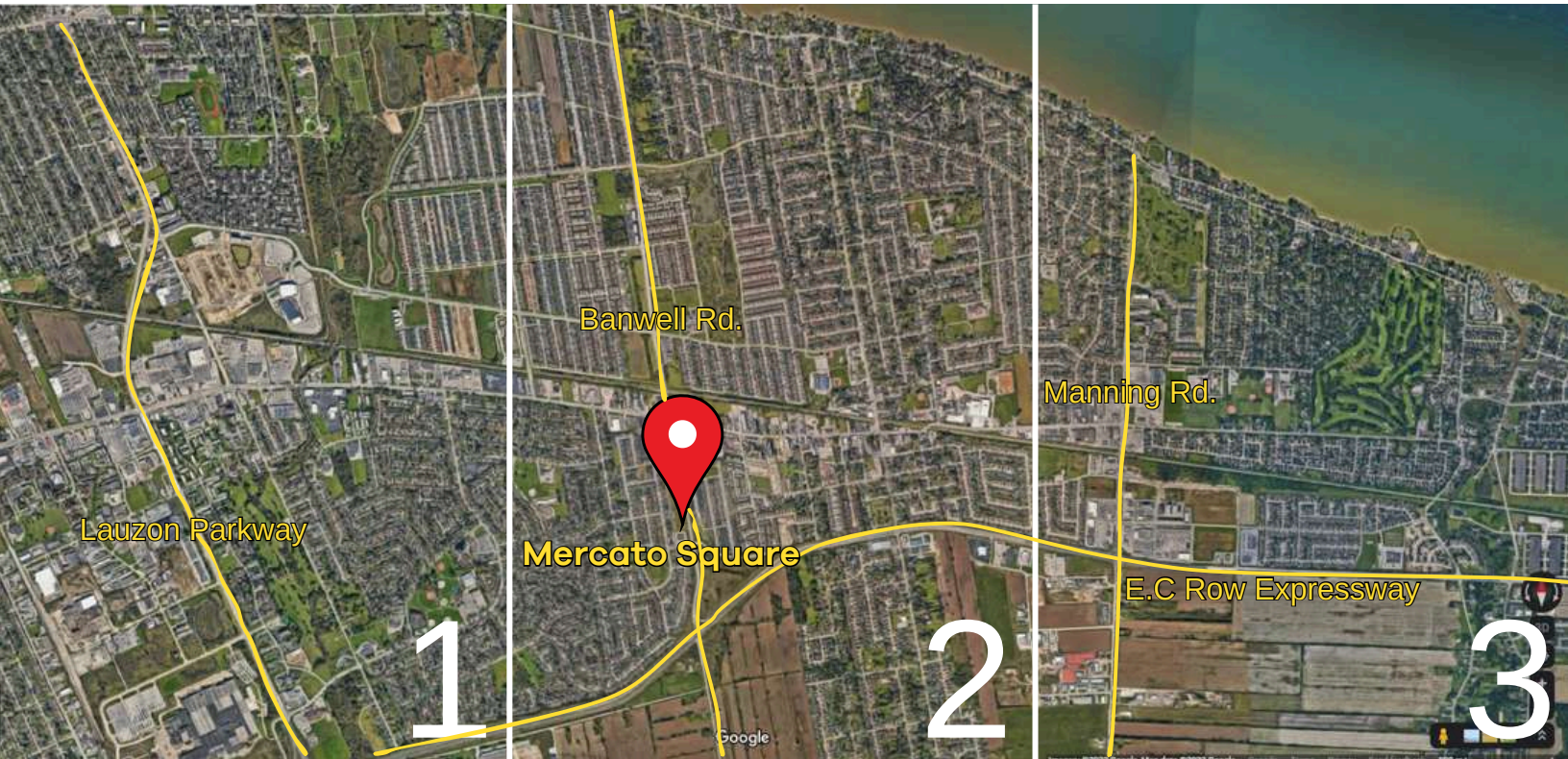
# Proximity Map



1. Ambassador International Bridge (22mins)
2. Windsor - Detroit Tunnel (19mins)
3. NEW Gordie Howe International Bridge (15mins)
4. WFCU Centre (4mins)
5. Windsor International Airport (11mins)
6. Via Rail (16mins)
7. Windsor Regional Hospital (12mins)
8. NEW MEGA Hosiptal (10mins)

[Click here for LIVE up to the minute area development announcements](#)

# New & Recently Completed Developments



The following are recently completed, currently in construction or proposed development in the near future

1. Condo & Res.
2. Luxury Condos
3. Farhi Com. Dev.  
Farhi Condos
4. Townhome's
5. Executive Homes
6. 5 X 6-Storey Bldgs
7. Future Com/Res
8. Future Com/Res
9. Proposed Rentals
10. Apartment's

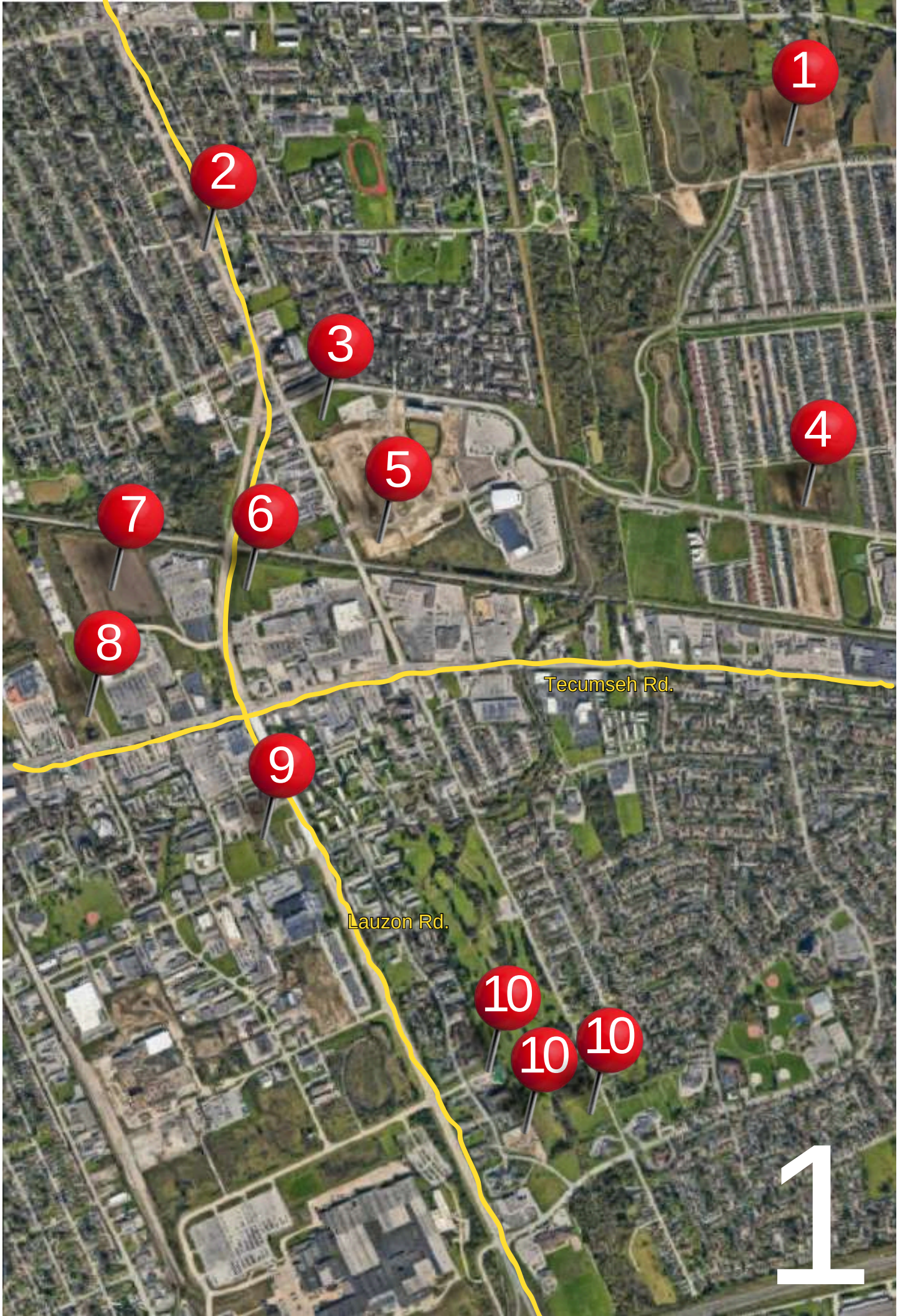
**Approx # of Units: 2080**  
**Approx Total Value:**  
**\$ 664,500,000**

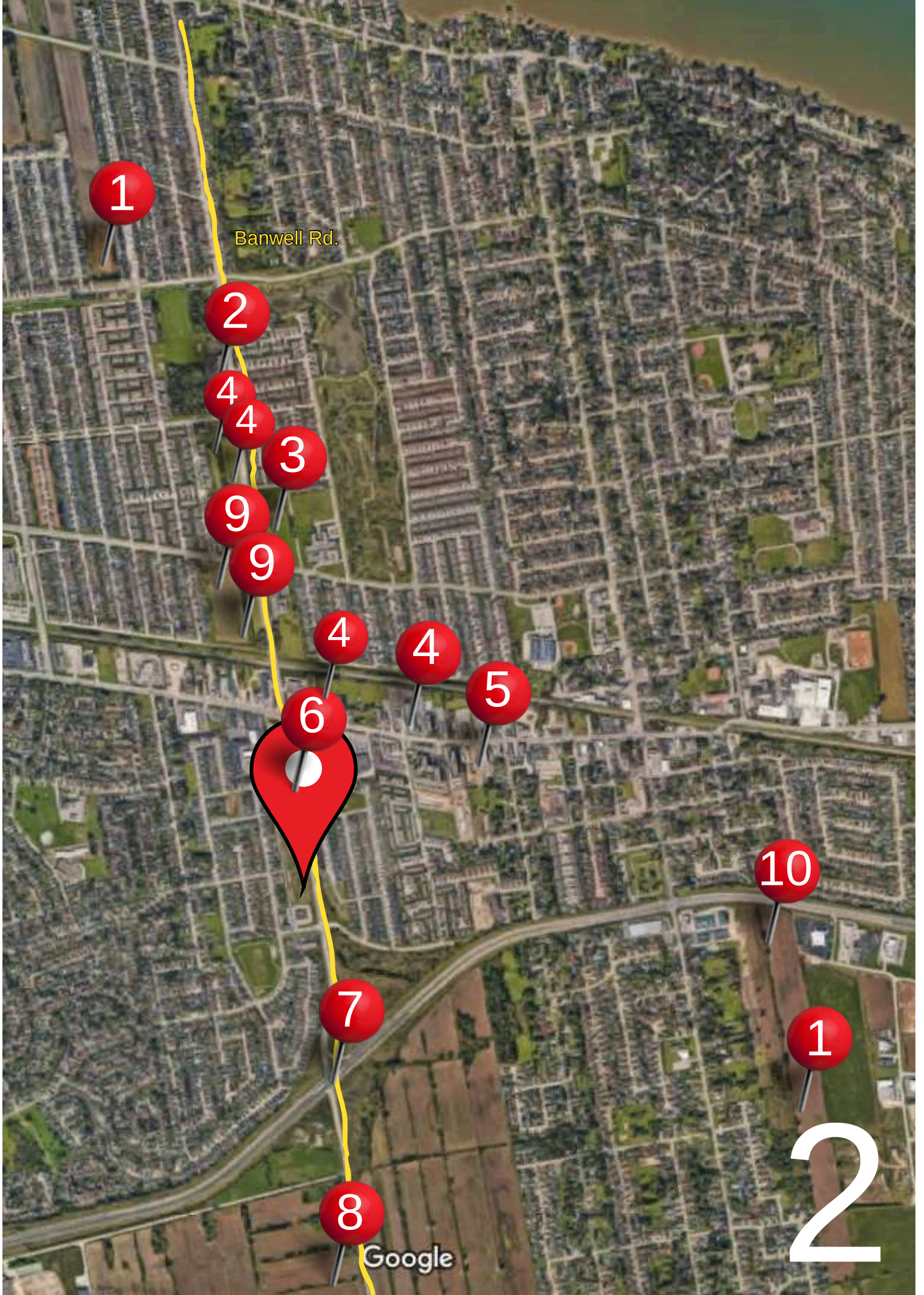
1. Single Family Dev.
2. 3 Condo Buildings
3. Retirement Home
4. Apartment Rentals
5. 2 Luxury Condos
6. Nursing Home
7. Highway Project
8. Nextstar  
Battery Plant
9. Res/Com Dev.
10. TownPlace Suites  
by Marriott

**Approx # of Units: 851**  
**Approx Total Value:**  
**\$ 5,482,950,000**

1. Luxury Condos
2. Commercial Dev.
3. Luxury Condo &  
Commercial
4. Commercial  
Lifestyle Condos  
Brownstones
5. Holiday Inn  
Express & Suites
6. Multi-Phase  
Com/Res Dev.

**Approx # of Units: 1480**  
**Approx Total Value:**  
**\$ 1,136,200,000**





1

Banwell Rd.

2

4

4

3

9

9

4

4

5

6

10

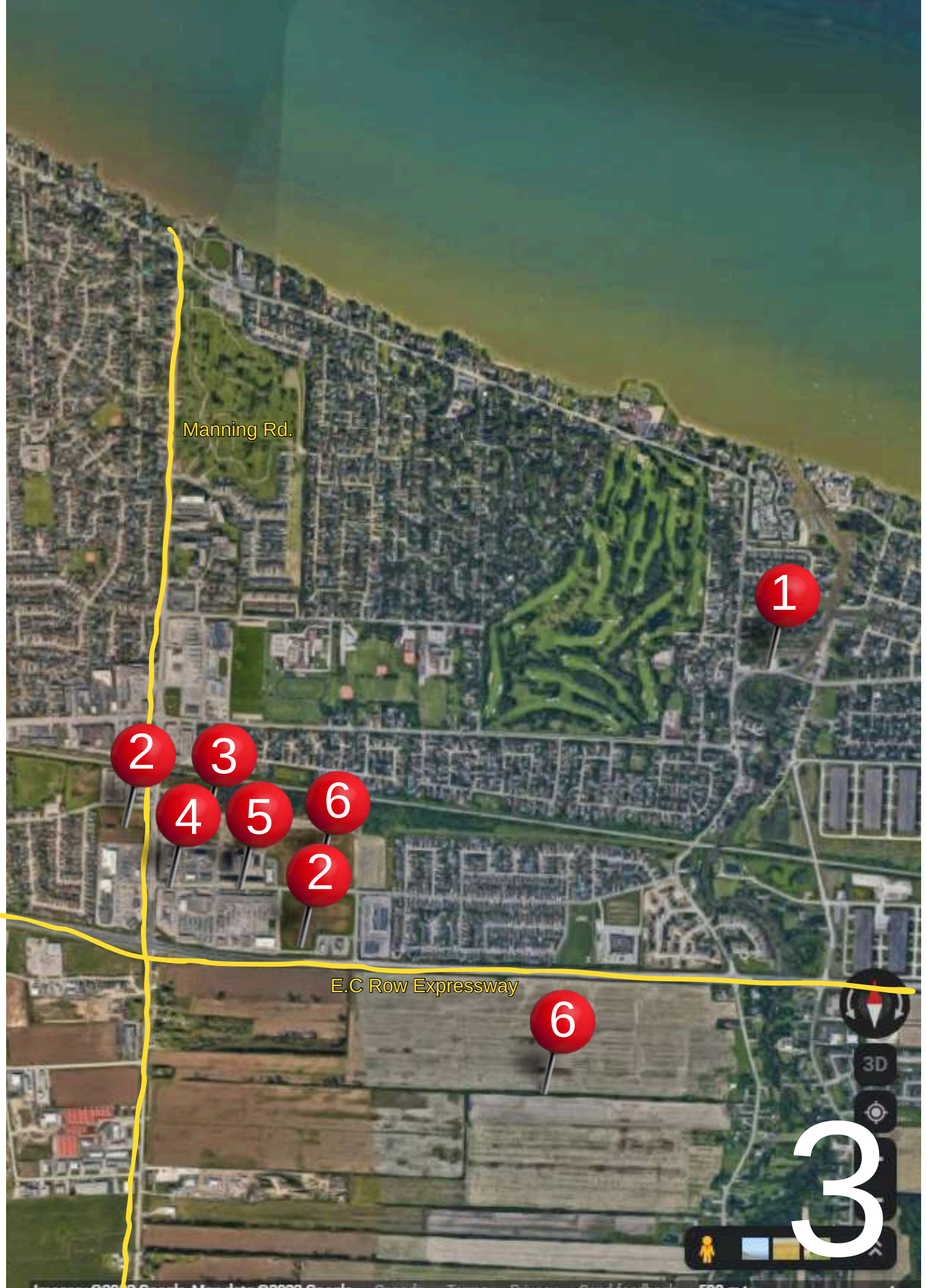
7

1

8

Google

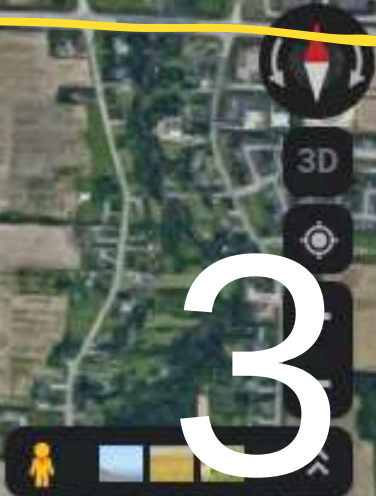
2



Manning Rd.

E.C Row Expressway

3

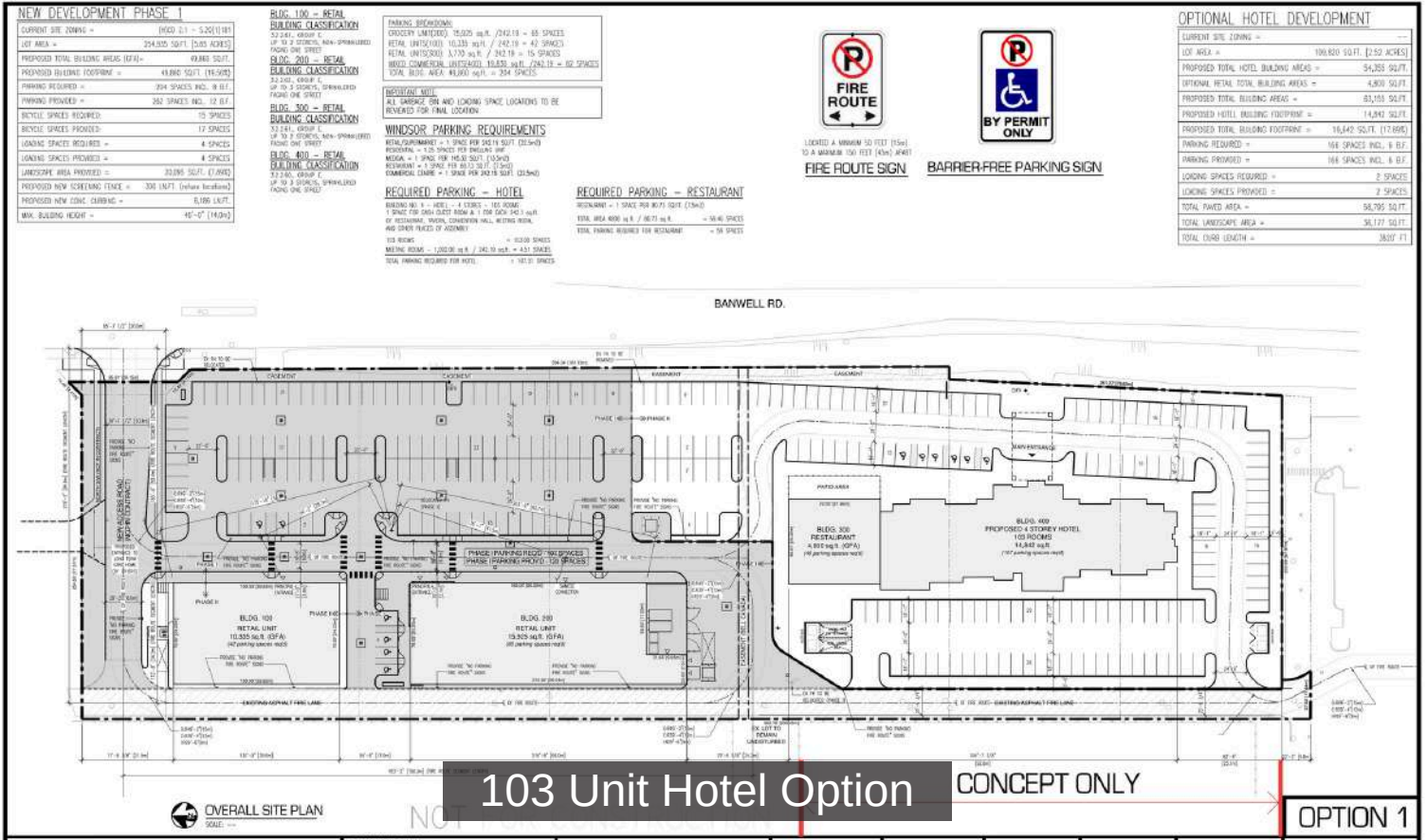


# GLOBAL FRANCHISES WITH 4KM



\*The above represents a fraction of global franchise presence in the area.

# SITE PLAN OPTIONS (HOTEL - MULTI-RES - MULTI-RES/COM)



# SITE PLAN OPTIONS (Commercial 23,600 sqft)

## WINDSOR SITE GENERAL NOTES

- SHOULD ARCHAEOLOGICAL DEPOSITS BE FOUND DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE AREA MUST STOP IMMEDIATELY AND THE CITY MANAGER OF CULTURAL AFFAIRS AND THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT MUST BE NOTIFIED AND CLEARANCE OBTAIN BY THE MINISTRY.
- IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY AND THE LOCAL POLICE OR CORONER MUST BE CONTACTED TO DETERMINE WHETHER OR NOT THE SKELETAL REMAINS ARE HUMAN, AND WHETHER THE REMAINS CONSTITUTE A PART OF A CRIME SCENE. THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT AND THE REGISTRAR OF THE COMPTONER'S REGULATION UNIT OF THE MINISTRY OF CONSUMER SERVICES MUST BE NOTIFIED AND CLEARANCE BE OBTAIN BY THE MINISTRY OF TOURISM, CULTURE AND SPORT.
- A BUILDING SHOULD NOT BE LOCATED BENEATH ABOVE GROUND ELECTRICAL CONDUCTORS, WHERE A BUILDING IS TO BE CONSTRUCTED IN PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL CLEARANCES BETWEEN BUILDINGS AND CONDUCTORS SHALL COMPLY WITH SUBSECTION 3.1.19. OF THE ONTARIO BUILDING CODE.
- ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 90.23 OF ONTARIO REGULATION 191/71 TO THE ACCESSIBILITY FOR DISABILITIES ACT AND SECTIONS 3.8.1.1 AND 3.8.1.2 OF THE ONTARIO BUILDING CODE.
- ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WINDSOR STANDARD ENGINEERING DRAWING AS-423. ALL EXISTING SIDEWALK INTERSECTING NEW DRIVEWAY APPROACHES SHALL BE REPLACED TO NEAREST CONTROL POINT AND INTERFERED IN ACCORDANCE WITH CITY OF WINDSOR STANDARD ENGINEERING DRAWING AS-423.



FIRE ROUTE SIGN



BY PERMIT ONLY  
BARRIER-FREE PARKING SIGN

## BLDG. 100 - RETAIL BUILDING CLASSIFICATION

3.2.241.1 GROUP E  
UP TO 3 STOREYS, NON-SPRINKLERED  
FACING ONE STREET

## BLDG. 200 - RETAIL BUILDING CLASSIFICATION

3.2.242.1 GROUP E  
UP TO 3 STOREYS, SPRINKLERED  
FACING ONE STREET

## BLDG. 300 - RETAIL BUILDING CLASSIFICATION

3.2.243.1 GROUP E  
UP TO 3 STOREYS, NON-SPRINKLERED  
FACING ONE STREET

## BLDG. 400 - RETAIL BUILDING CLASSIFICATION

3.2.246.1 GROUP E  
UP TO 3 STOREYS, SPRINKLERED  
FACING ONE STREET

**PARKING BREAKDOWN:**

GROCERY UNIT(200):	15,925 sq.ft. / 242.19 = 65 SPACES
RETAIL UNIT(100):	16,335 sq.ft. / 242.19 = 67 SPACES
RETAIL UNIT(300):	3,770 sq.ft. / 242.19 = 15 SPACES
MIXED COMMERCIAL UNIT(400):	15,830 sq.ft. / 242.19 = 65 SPACES
TOTAL BLDG. AREA:	49,860 sq.ft. = 204 SPACES

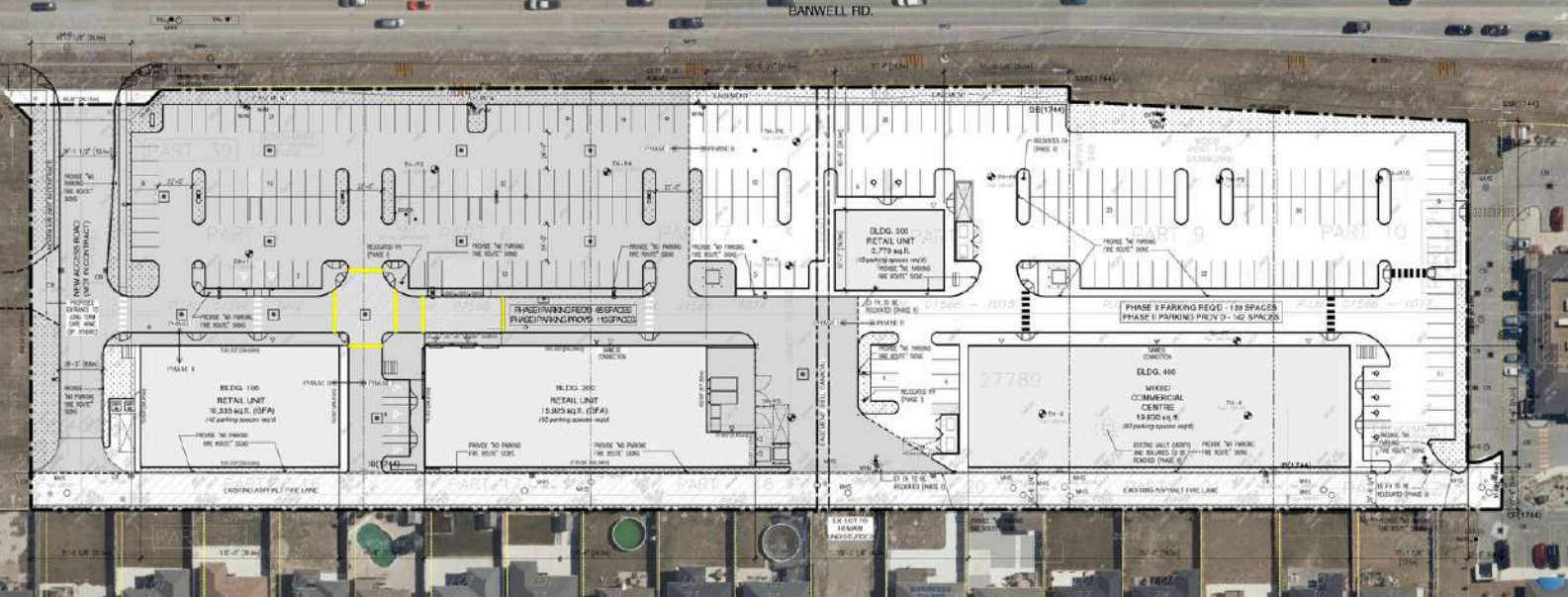
**IMPORTANT NOTE:**  
ALL GARBAGE BIN AND LOADING SPACE LOCATIONS TO BE REVIEWED FOR FINAL LOCATION

## WINDSOR PARKING REQUIREMENTS

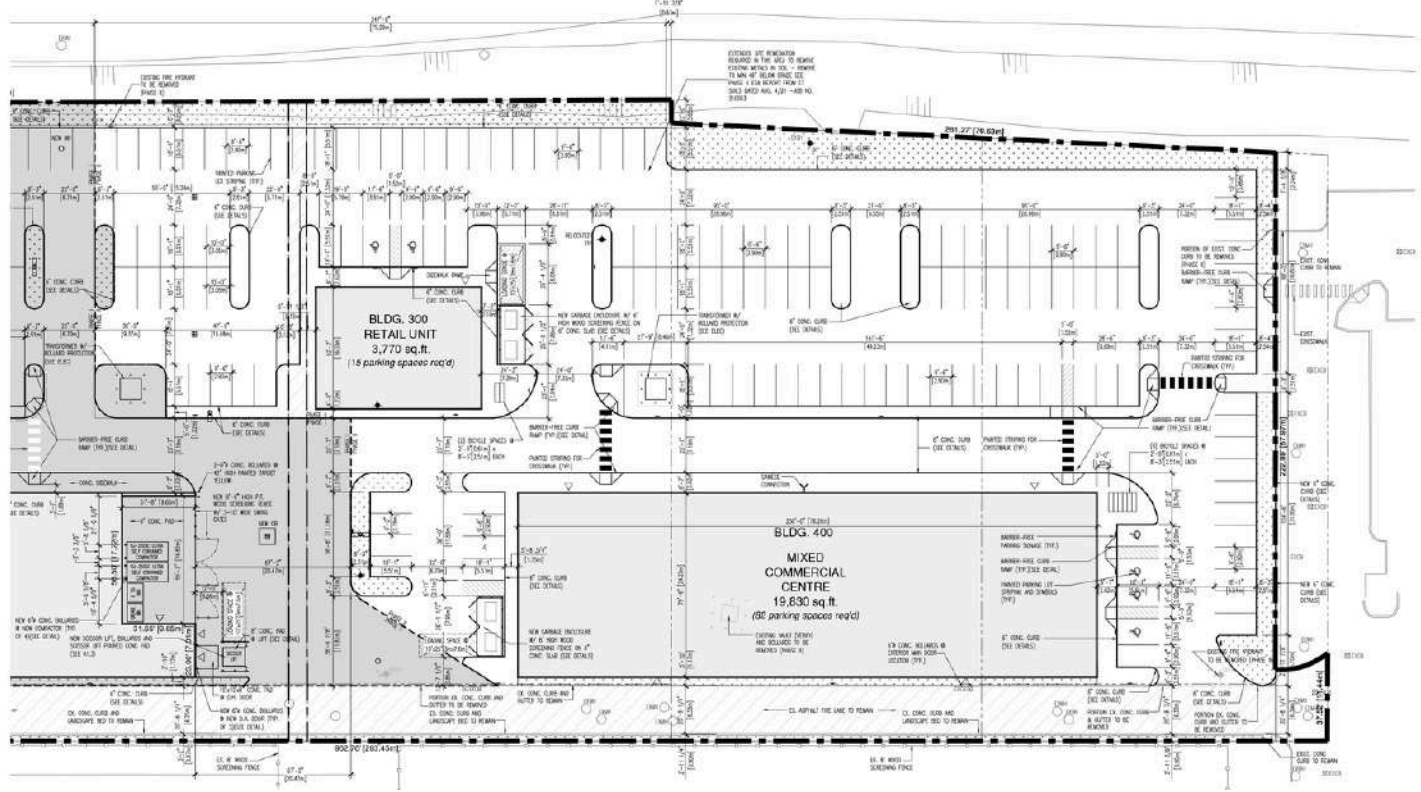
RETAIL/RESIDENTIAL	= 1 SPACE PER 242.19 SQ.FT. (225sqft)
RESIDENTIAL	= 1.25 SPACES PER BUILDING UNIT
RETAIL	= 1 SPACE PER 165.32 SQ.FT. (155sqft)
RESTAURANT	= 1 SPACE PER 207.5 SQ.FT. (175sqft)
COMMERCIAL CENTRE	= 1 SPACE PER 242.19 SQ.FT. (225sqft)

## NEW DEVELOPMENT

CURRENT SITE ZONING =	R99C.2.1 - S2101(181)
LOT AREA =	254,000 SQ.FT. (5.84 ACRES)
PROPOSED TOTAL BUILDING AREA (GFA) =	49,860 SQ.FT.
PROPOSED BUILDING FOOTPRINT =	42,800 SQ.FT. (19,500)
PARKING REQUIRED =	204 SPACES (MIN. 8 B.F.)
PARKING PROVIDED =	204 SPACES (MIN. 12 B.F.)
BIKE SPACES REQUIRED =	15 SPACES
BIKE SPACES PROVIDED =	17 SPACES
LOADING SPACES REQUIRED =	4 SPACES
LOADING SPACES PROVIDED =	4 SPACES
LANDSCAPE AREA PROVIDED =	20,000 SQ.FT. (7,800)
PROPOSED NEW SIDEWALK LENGTH =	300 U.L.T. (INFRA FOOTING)
PROPOSED NEW CONC. CURBING =	6,100 L.F.T.
MAX. BUILDING HEIGHT =	16'-0" (11.0m)

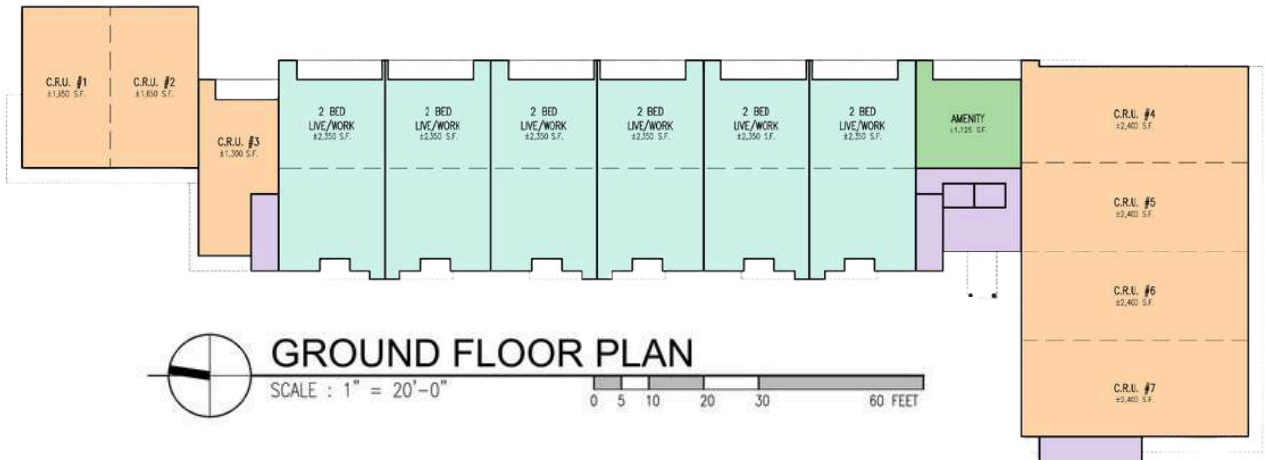


## BANWELL RD.



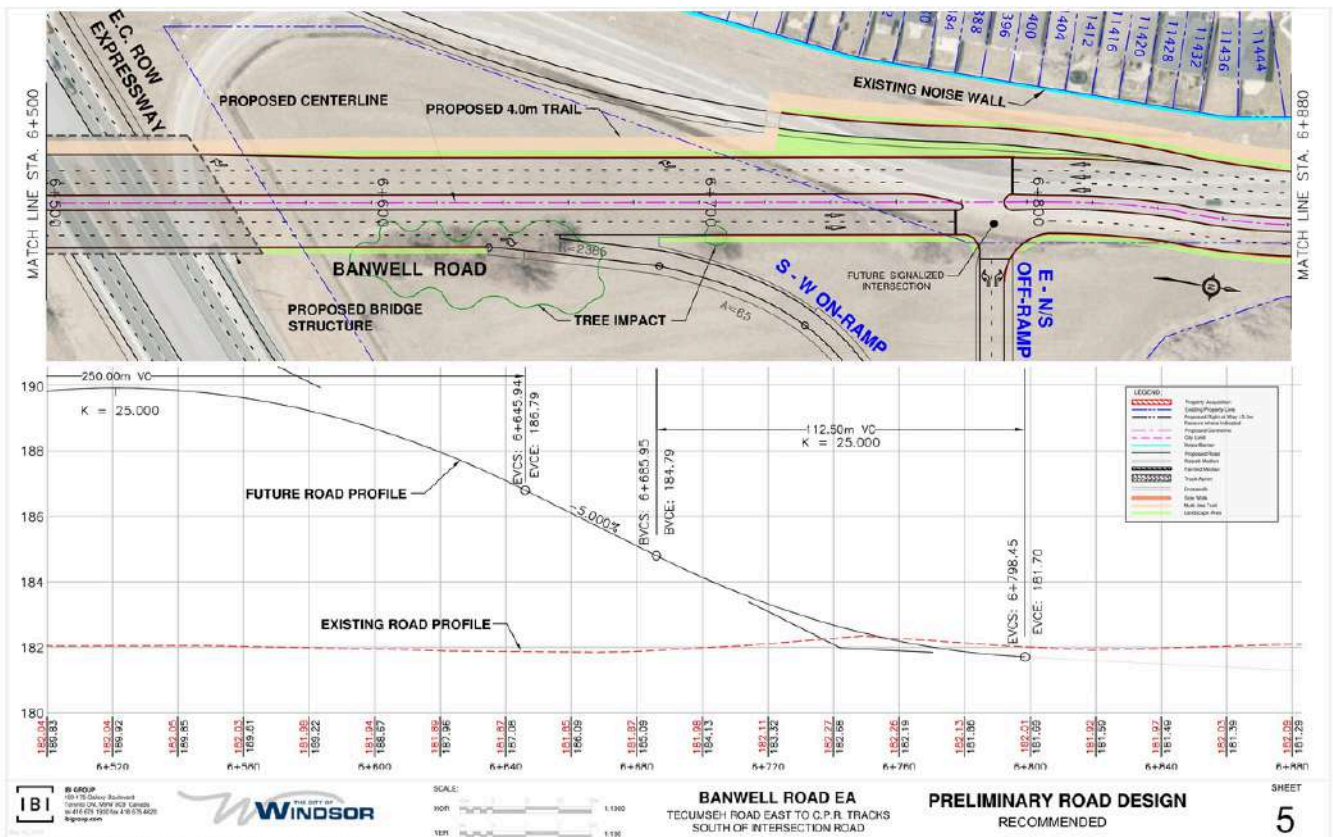
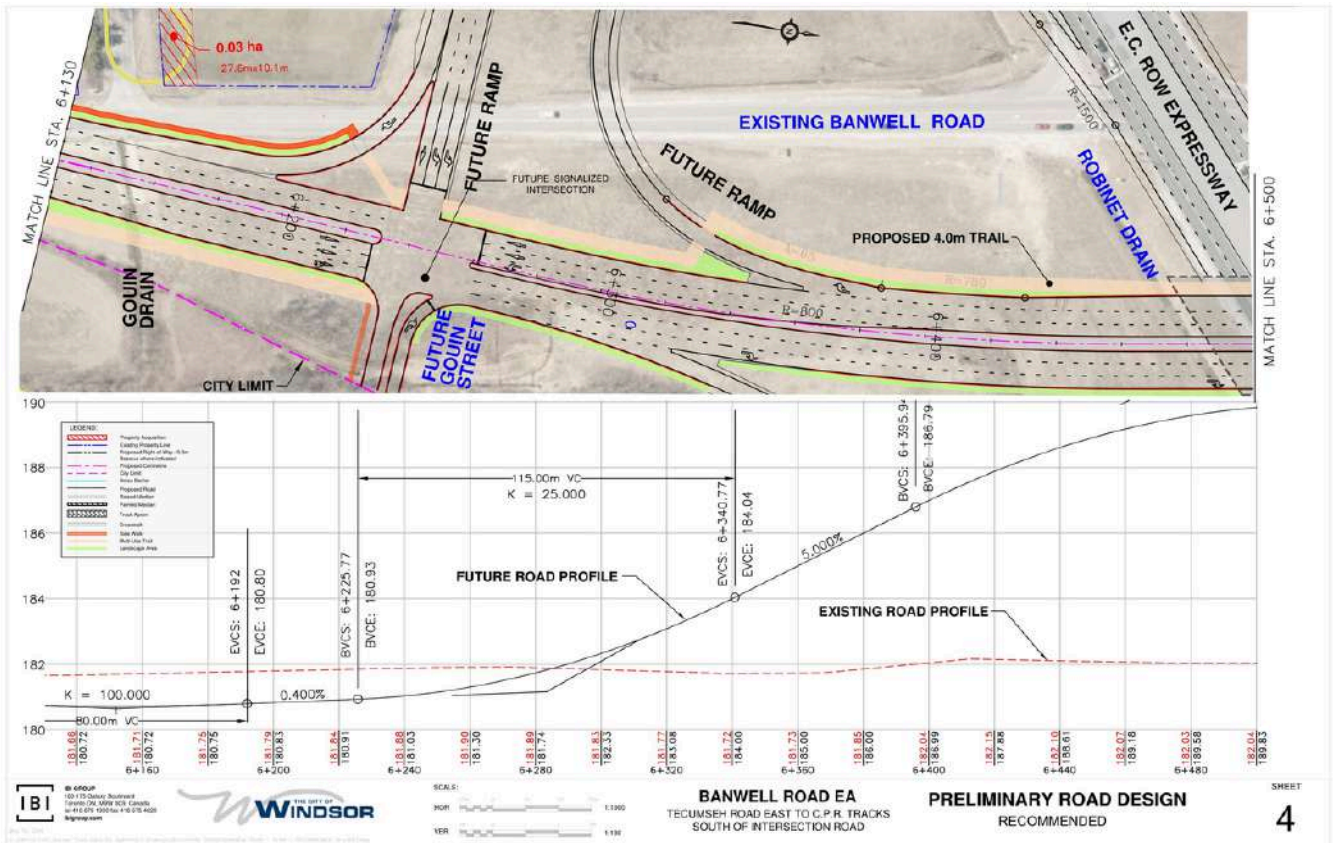
# SITE PLAN OPTIONS (MULTI-RES - MULTI-RES/COM)

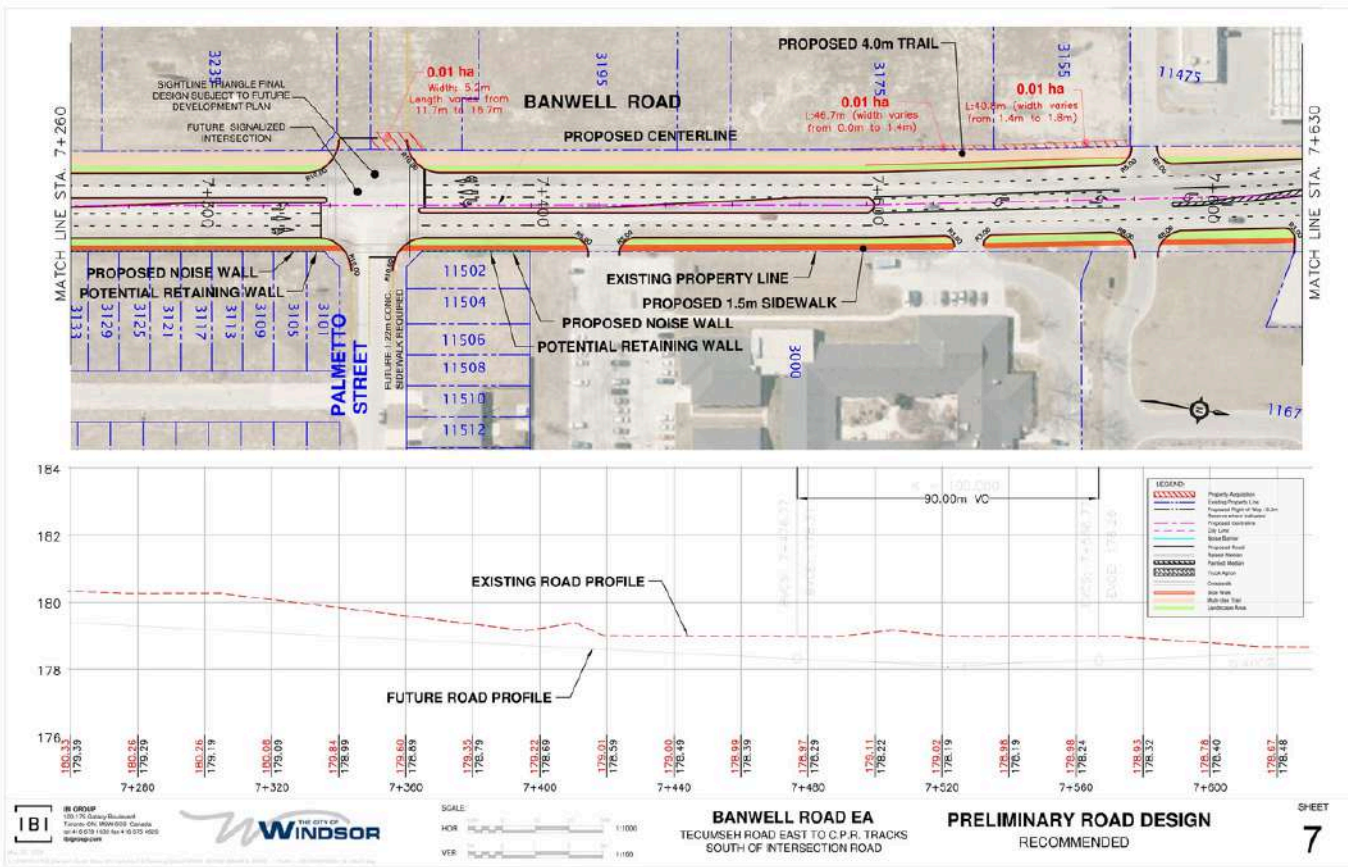
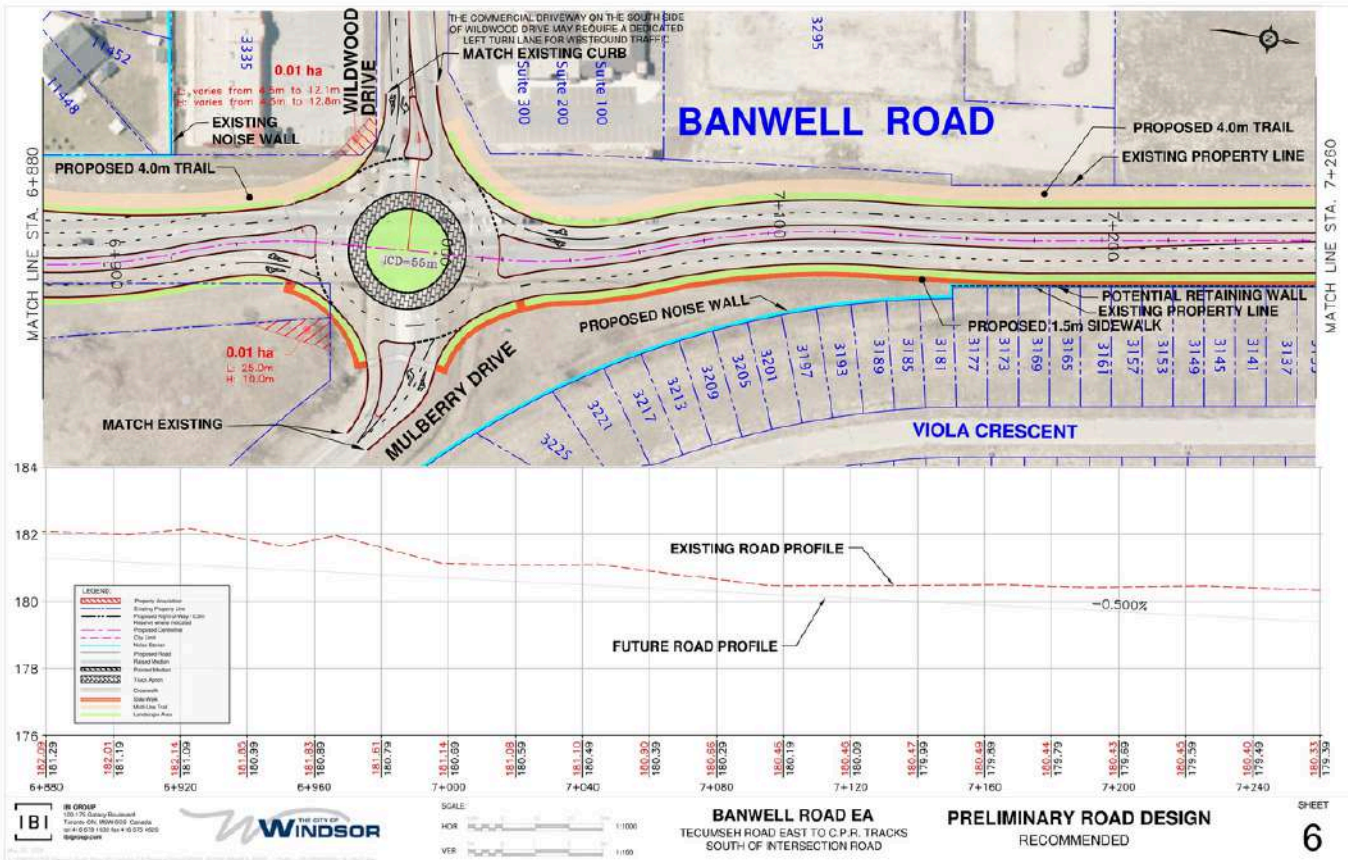
153 Units RES OR 72 RES. Units. w/ 27,000 sqft of COM Space





# BANWELL/E.C ROW (ENG. PLANS)





One of the largest infrastructure projects in Windsor's history is part of an approx. \$122.2 million in improvements for the Bannwell Rd. corridor

[CLICK HERE TO LEARN MORE](#)



MERCATO SQUARE

BANWELL RD.



Photos taken May 2026



## **The Epicenter of Windsor Essex County**

The City of Windsor has expedited the infrastructure and new highway system complete with overpass, walking trails, roundabout and green space. Revised engineering has a 4 lane road (min 2 North 2 South) starting from Banwell and Little River servicing past the subject site and Nextstar EV Battery Manufacturing facility near Highway 42. This was partially needed given the high traffic/demand area in light of the recent major announcements and developments in the immediate area. This will also help to facilitate the traffic once the New Mega Hospital is completed.

# TRAFFIC FLOW



The subject site has a unique blend of entrance options both current and strong probable future. There is a rear designated road spanning from Palmetto to Wildwood where all general traffic and service trucks would access in addition to the common access to the parking area off Palmetto. Palmetto has a new Traffic Light style intersection. The owner does own a small piece of land at the rear as highlighted above that may be a service road access or pedestrian walkway creating a neighbourhood connection. Infrastructure reports are available and the City of Windsor is open to dialogue on that. Additionally, there may be an option for an alternate entrance coming off Banwell essentially at the midpoint between the proposed Hotel Site (South) and Mercato Fresh (North). Minimum access points are 3 with potential for 2 others.

# ZONING

## SECTION 15 - COMMERCIAL DISTRICTS 2. (CD2.)

(B/L 8614 Jun 23/1986; B/L 11358 Mar 1/1993; B/L 11614 Nov 1/1993; B/L 11922 Sep 23/1994; B/L 12602 Jun 17/1996; B/L 39-1998 Mar 10/1998; B/L 162-1998 Jun 24/1998; B/L 33-2001 Oct 23/2001, OMB Decision/Order No. 1716 Case No. PL010233; B/L 370-2001 Nov 15/2001; B/L 363-2002 Dec 31/2002; B/L 375-2004 Dec 21/2004; B/L 46-2005 Mar 23/2005; B/L 232-2006 Jan 18/2007; B/L 164-2010 Nov 17/2010; B/L 7-2018 Feb. 23/2018 )  
[ZNG/5271]

### 15.1 COMMERCIAL DISTRICT 2.1 (CD2.1)

#### 15.1.1 PERMITTED USES

*Bakery*  
*Business Office*  
*Child Care Centre*  
*Commercial School*  
*Confectionery*  
*Food Outlet - Drive-Through*  
*Food Outlet - Take-Out*  
*Funeral Establishment*  
*Garden Centre*  
*Gas Bar*  
*Medical Office*  
*Micro-Brewery*  
*Parking Garage*  
*Personal Service Shop*  
*Place of Entertainment and Recreation*  
*Place of Worship*  
*Professional Studio*  
*Public Hall*  
*Public Parking Area*  
*Repair Shop – Light*  
*Restaurant*  
*Restaurant with Drive-Through*  
*Retail Store*  
*Temporary Outdoor Vendor's Site*  
*Tourist Home*  
*Veterinary Office*  
*Wholesale Store*  
  
*Existing Automobile Repair Garage*  
*Existing Service Station*

Any use accessory to any of the preceding uses. An *Outdoor Storage Yard* is prohibited, save and except, in combination with the following main uses:  
*Garden Centre, Temporary Outdoor Vendor's Site, Existing Automobile Repair Garage.*

#### 15.1.5 PROVISIONS

.4	Building Height – maximum	14.0 m
.10	Gross Floor Area – maximum	
	<i>Bakery or Confectionary</i>	550.0 m <sup>2</sup>
.26	A <i>Temporary Outdoor Vendor's Site</i> is prohibited in a <i>Business Improvement Area</i> .	

181. For the lands comprising Parts 3 to 12 inclusive, and Parts 20 and 21, Plan 12R-21671 (west side of Banwell Road, south of Tecumseh Road East), the following shall be additional permitted uses:

- hotel/motel
- funeral home
- medical, dental and optical laboratory
- health studio, club
- warehouse
- residential units located above the 1<sup>st</sup> storey  
(ADDED by B/L 399-2004, Jan. 7, 2005; B/L 31-2013 March 28, 2013)

# SUMMARY

In recent years, Windsor, Ontario, has proven itself as an exceptional destination for both housing buyers and businesses of all sizes. With record-breaking new housing starts and a rapidly growing population, Windsor is a city on the rise. Recent announcements have underscored Windsor's growing significance, including Canada's first newly built \$5 billion (4 million sqft) Battery Manufacturing Facility (NextStar), a \$2.5 billion mega-hospital, and the addition of a new international border crossing. These major investments have attracted international and national businesses, setting the stage for Windsor's transformation from city to future metropolis.

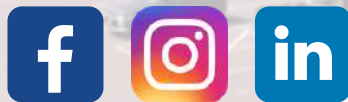
Windsor's evolution is a natural progression, given its deep-rooted automotive history with industry giants like Chrysler/Fiat, Ford, and GM. This strong foundation, paired with Windsor's unique advantages, creates something truly special. Proximity to the world's busiest international border, world-class entertainment at Caesars Windsor, renowned wineries and dining, and one of Canada's most welcoming climates make Windsor poised to capture global attention from every angle.

**kw SIGNATURE**  
KELLERWILLIAMS REALTY  
INDEPENDENTLY OWNED AND OPERATED BROKERAGE INC.



EXPERIENCE **THE SYNERGY** DIFFERENCE  
REAL ESTATE GROUP

[www.synergyrealestategroup.net](http://www.synergyrealestategroup.net)



3070 Jefferson Blvd. Windsor, ON. | 226.788.9966

**MATTHEW BUSCHMAN**  
REALTOR®  
KW COMMERCIAL DIRECTOR CANADA  
519.999.9907  
MATT@SYNERGYREALESTATEGOU.P.NET

**PETER-JAMES LUCENTE**  
SALES REPRESENTATIVE | ABR.  
519.796.2267  
PJ@SYNERGYREALESTATEGROUP.NET