CUSHMAN & WAKEFIELD

FOR SALE

DEVELOPMENT LAND

1027 ST LUKE ROAD

WINDSOR, ON

PROPERTY OVERVIEW

LOCATION & NEIGHBOURHOOD DESCRIPTION

The Property is located in the Walkerville neighbourhoood on the edge of Downtown Windsor, close to the Windsor Ontario and Detroit Michigan border. The Property is West of the former Ford Motor plant and the surrounding area is characterized by established residential neighbourhoods and light industrial uses.

SITE AREA / DIMENSIONS

The Property is approximately 5.31 acres in size and has a frontage of 583.99 feet on St Luke Road. The site is currently vacant and unimproved and generally rectangular in shape.

LAND USE CONTEXT

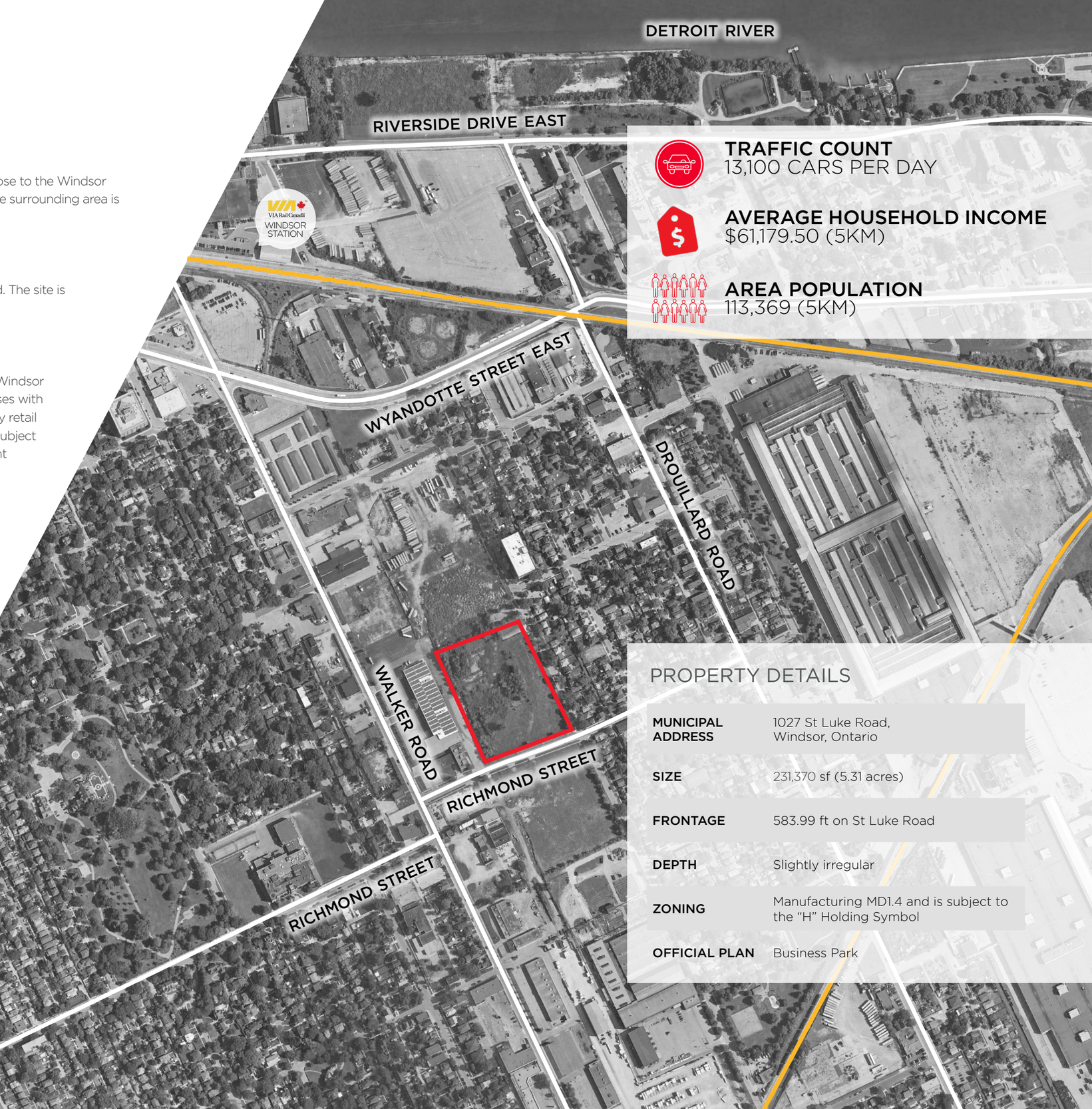
The Property is zoned Manufacturing MD1.4 (H) and is a designated Business Park by the City of Windsor Official Plan. Current permitted uses include business office, commercial school, manufacturing uses with ancillary permitted uses including warehouse, wholesale, personal service, restaurants and ancillary retail store to any of the permitted uses, with a maximum of 20% of Gross Floor Area. This property is subject to a holding provision, the conditions of which would need to be satisfied in order for development to proceed. The highest and best use of the property is likely a light industrial or commercial development.

ENVIRONMENTAL

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

ASKING PRICE
$2,700,000



PROPERTY DETAILS

MUNICIPAL ADDRESS	1027 St Luke Road, Windsor, Ontario
SIZE	231,370 sf (5.31 acres)
FRONTAGE	583.99 ft on St Luke Road
DEPTH	Slightly irregular
ZONING	Manufacturing MD1.4 and is subject to the "H" Holding Symbol
OFFICIAL PLAN	Business Park

OFFERING PROCESS

Upon the Purchaser executing a Confidentiality Agreement, Imperial Oil ("Imperial") will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by Imperial to date.

Imperial will consider the submission of Expressions of Interest ("EOI") on Imperial's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

EOI's are to be delivered to:

CUSHMAN & WAKEFIELD ULC, BROKERAGE
c/o David Jongerden, Reilly Hayhurst, Jeff Lever & Dan Rogers
161 Bay Street, Suite 1500,
Toronto, Ontario, M5J 2S1

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

FOR MORE INFORMATION, CONTACT:

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**Broker *Sales Representative

CUSHMAN & WAKEFIELD

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