



PRIME FREE STANDING RETAIL/OFFICE BUILDING | FOR LEASE



11846
TECUMSEH
ROAD EAST

Tecumseh, ON N8N 1L7

ABOUT THE PROPERTY

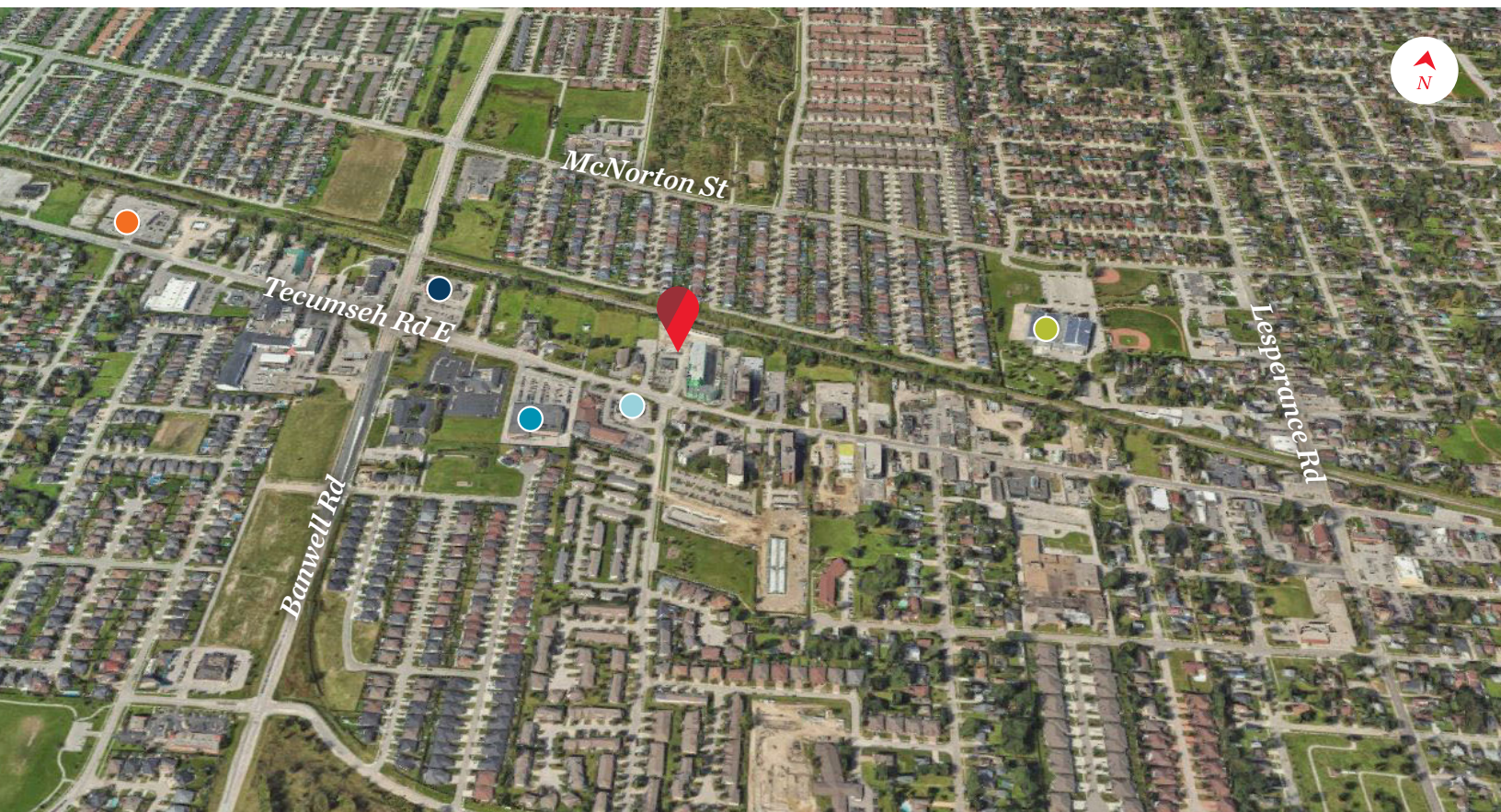
Prime free standing retail/office building for lease located in Tecumseh, Ontario

Unit	Available Space	Asking Rent	Additional Rent
1	Approx. 2,486 SF	\$24.00 PSF Net	\$7.00 PSF*
2	Approx. 2,486 SF	\$24.00 PSF Net	\$7.00 PSF*
1-2 (combined)	Approx. 4,971 SF	\$22.00 PSF Net	\$7.00 PSF*

*The Tenant shall pay for the property taxes and building insurance

In addition the Tenant shall look after their own snow removal, landscaping, interior/exterior building maintenance, repairs and pay for their own separately metered utilities

- **Zoning: C3** - Permits a wide range of uses
- **Signage:** Signband and pylon available
- **Parking:** Plenty available on-site
- Former TD Canada Trust bank location
- Nicely finished space on the inside
- Excellent exposure and accessibility
- Located directly on Tecumseh Road East and Southfield Drive, just east of Banwell Road



AUDI WINDSOR

SHOPPERS DRUG MART

METRO

TIM HORTONS

TECUMSEH ARENA

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO

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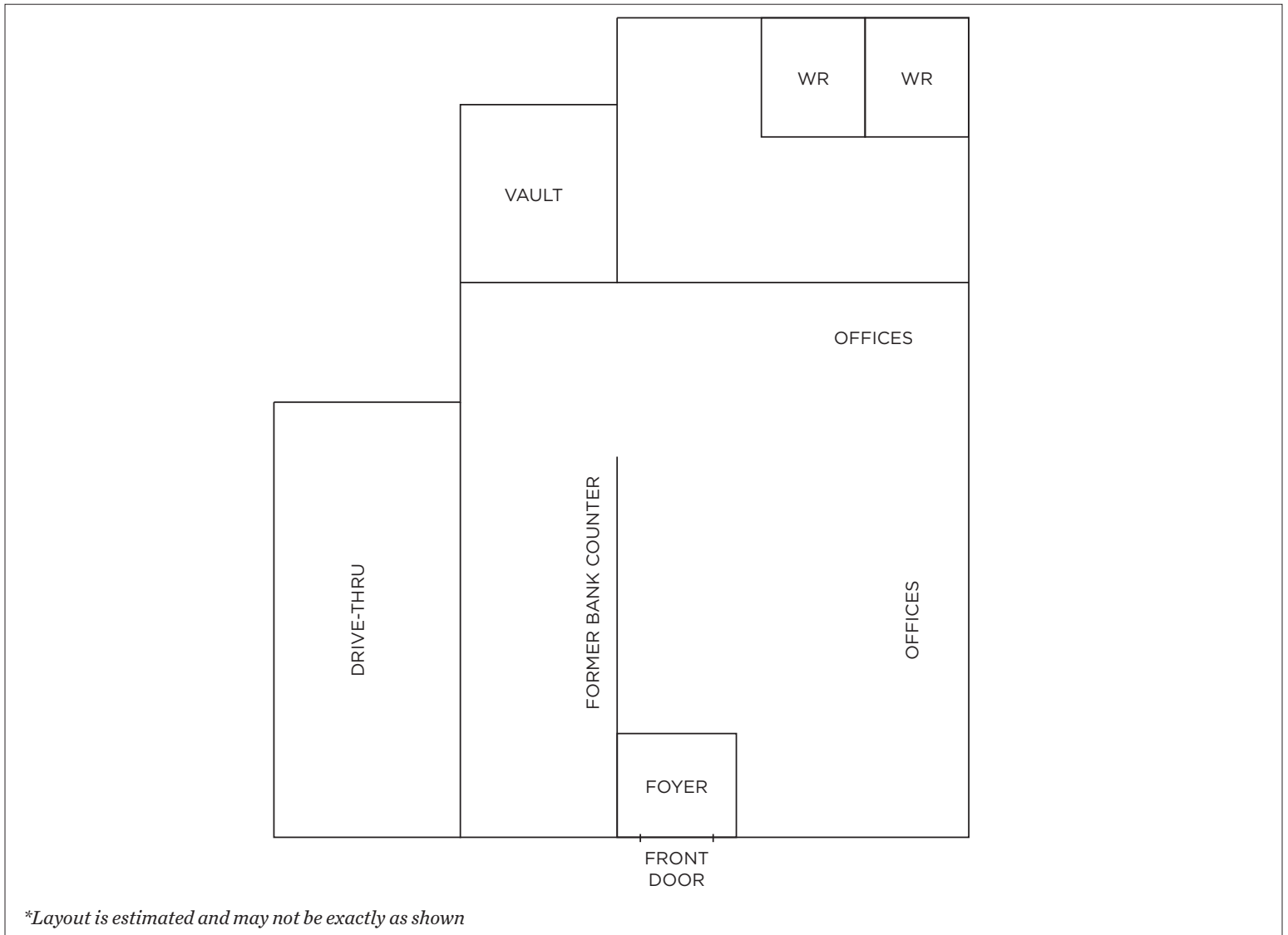


CUSHMAN & WAKEFIELD

Southwestern Ontario

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PROPERTY IMAGES & FLOOR PLAN



**Layout is estimated and may not be exactly as shown*

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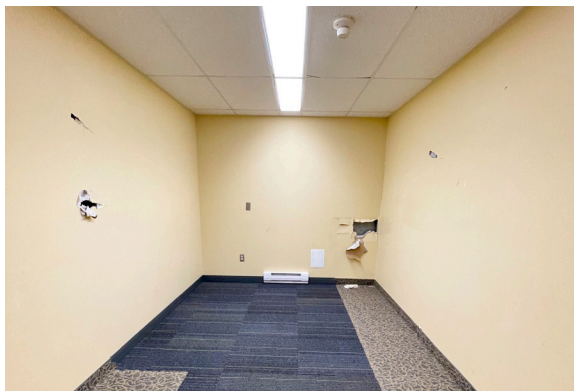
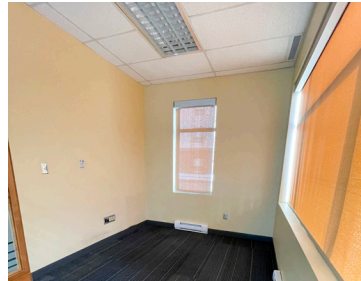
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