

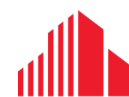


FOR LEASE

PRIME DOWNTOWN WINDSOR
COMMERCIAL/RETAIL/OFFICE/RESTAURANT SPACE

262
PELISSIER
STREET

Windsor, ON N9A 4K3



**CUSHMAN &
WAKEFIELD**

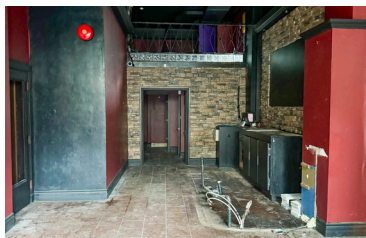
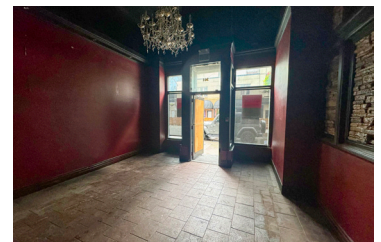
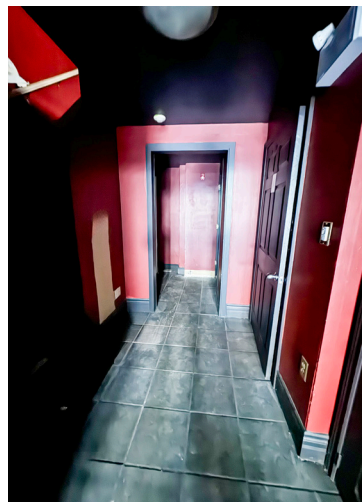
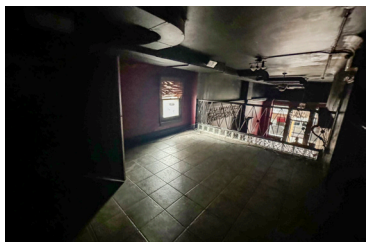
Southwestern Ontario

ABOUT THE PROPERTY

Prime downtown Windsor commercial/retail/office/restaurant space available for lease.

Available Space	Asking Rent
Approx. 1,200 SF	\$2,000 Per month + Additional Rent + utilities + HST*
*Additional Rent Estimated at \$5.00 PSF includes property tax, building insurance, management fee, general common area building repairs and maintenance	

- **Zoning: CD3.1 - permits a wide range of uses**
- Main floor & includes mezzanine overlooking main floor
- Natural light
- The area is undergoing a significant transformation with a new face lift
- Water and Gas are separately metered in the Tenant's name
- Hydro is not separately metered
 - » Tenant will pay an estimated \$200 - \$250 per month
- Newly renovated Residential units above with several new residential units planned to be developed/fully renovated along the street and commercial units are planned to be transformed to cater to boutique retail and dining in the area
- Former Sidebar Lounge



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CUSHMAN & WAKEFIELD
 Southwestern Ontario

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