

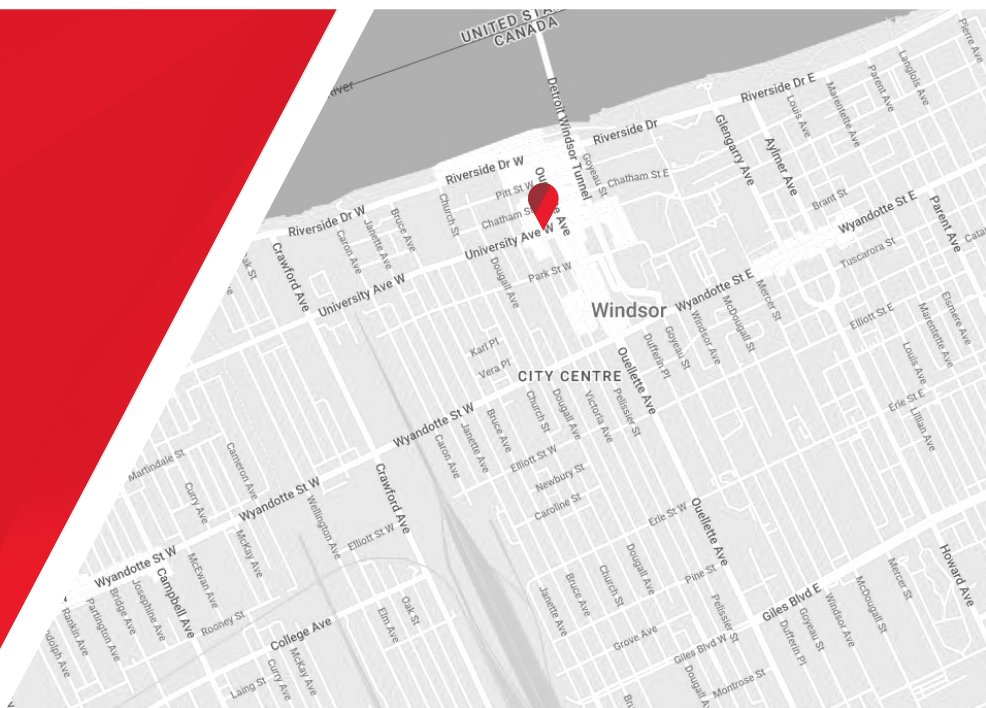


**FOR LEASE**

PRIME DOWNTOWN WINDSOR  
COMMERCIAL/RETAIL/OFFICE/RESTAURANT SPACE

**98**  
UNIVERSITY  
AVENUE  
WEST  
MAIN FLOOR

*Windsor, ON N9A 5N6*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

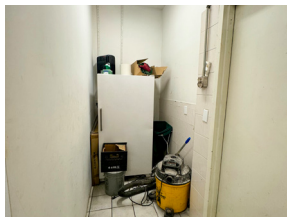


# ABOUT THE PROPERTY

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

Available Space	Asking Rent	Additional Rent
Approx. 1,760 SF	\$18.00 PSF Net	\$5.00 PSF + utilities + HST (Est)*
*Inclusive of property tax, building insurance, management fee and general common area building repairs and maintenance		

- **Zoning: CD3.1 - permits a wide range of uses**
- Natural light
- Two entrances into the space
- The area is undergoing a significant transformation with a new face lift
- Kitchen and bathrooms already installed
- Hydro and water are separately metered in the Tenant's name
- Gas is not separately metered. Tenant will pay a portion of the gas charges
- The building and area is undergoing a significant transformation with a new face lift. 35 Residential units above. Several other residential units planned for the area. Several Commercial units are planned to be transformed to cater to boutique retail and dining in the area
- Located directly on the corner of University Avenue West and Pelissier Street



**TYLER DESJARDINE**  
*Sales Representative*  
 519 438 5403  
 tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
 SOUTHWESTERN ONTARIO  
 850 Medway Park Dr, Suite 201  
 London, Ontario N6G 5C6  
 www.cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
 Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.