



676

CHATHAM
STREET W.

WINDSOR, ON



CUSHMAN &
WAKEFIELD

Southwestern Ontario



PRIME INFILL DEVELOPMENT OPPORTUNITY IN WINDSOR'S CORE

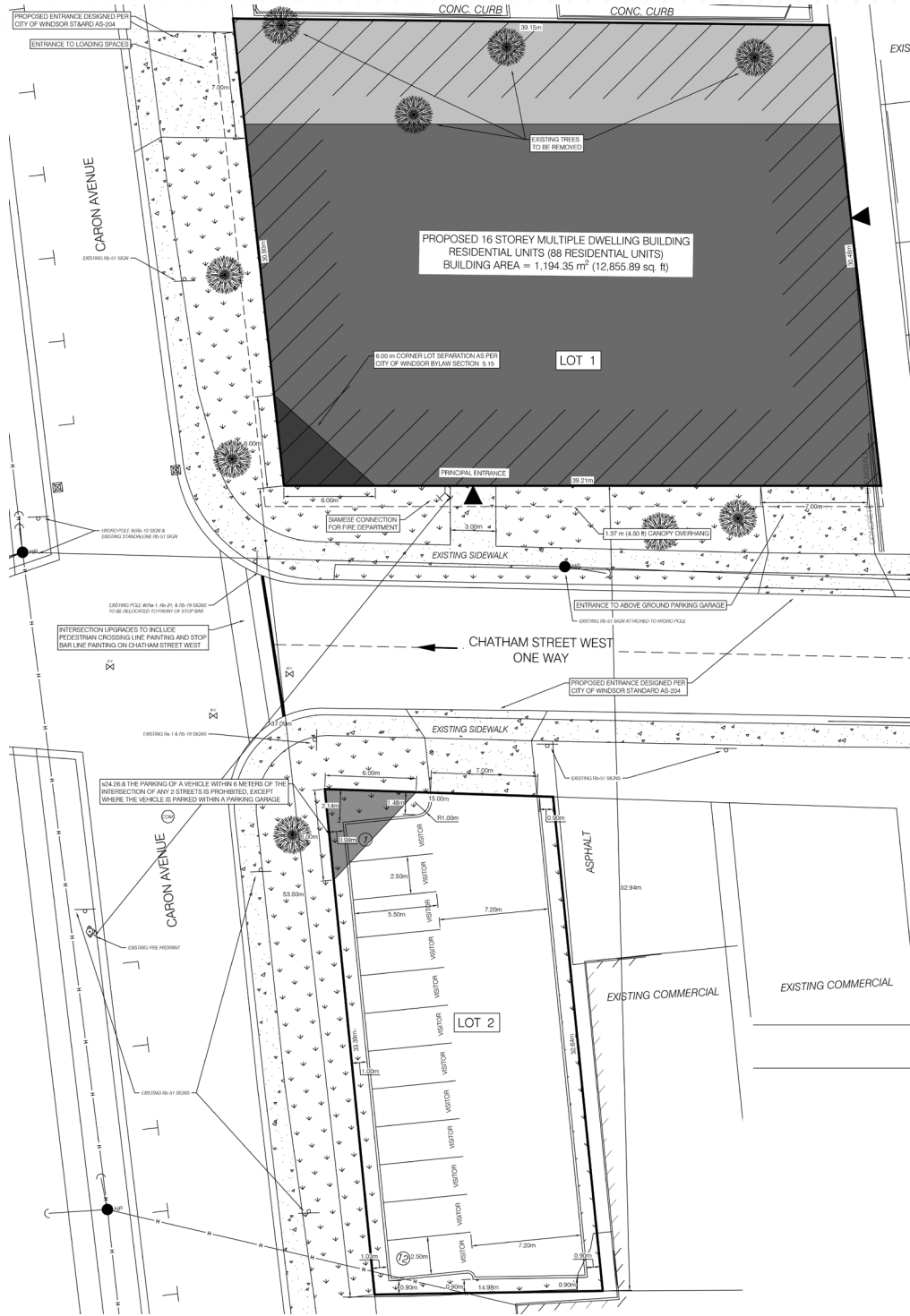
Exceptional opportunity in the heart of downtown Windsor, ideally situated steps from the waterfront and just west of the Detroit-Windsor Tunnel, this offering includes the subject site along with the adjoining property on the south side of Chatham Street West, totaling approximately 0.416 acres. Surrounded by a dynamic mix of retail, office, and residential uses, the property benefits from a strong urban setting and excellent accessibility. Designated Special Policy under the Official Plan and zoned for medium to high density residential development with ground-floor commercial uses, the site offers substantial development potential, supported by a prepared concept plan featuring a 16-storey condominium building comprising 88 residential units.

\$2,200,000
ASKING PRICE

0.416 ACRES
SITE AREA

CD3.6
PROPERTY ZONING

CONCEPT SITE PLAN



MEDIUM/HIGH DENSITY
DEVELOPMENT SITE



WELL POSITIONED
LOCATION



EXCELLENT ACCESS TO
NEARBY AMENITIES



LOCATION

● DOWNTOWN WINDSOR ● DETROIT/WINDSOR TUNNEL ● CAESARS WINDSOR ● ART GALLERY

For more information, please contact us

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**CUSHMAN &
WAKEFIELD**

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