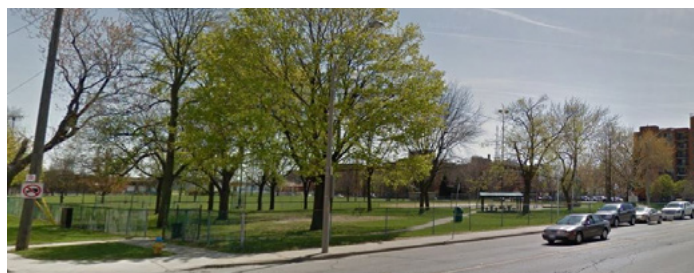




Our Little Italy property is located at the west end of Via Italia, a neighbourhood known for its large choice of Italian restaurants, cafes, and shops.

Situated just east of the downtown core with Windsor Regional Hospital just blocks away. The surrounding area consists of community centres, medical buildings, street and city parking lots, as well as several high-rise apartment buildings.

To the south is Tecumseh Road E, which runs the limit of the city and is considered one of the city's most traversed arterial roadways. Both Howard and Ouellette Ave are nearby with access to the EC Row Expressway and points beyond including Highway 401. Eight blocks from the Detroit River and just minutes from the tunnel to USA, the area is also served by public transportation with the closest stop a short walk away.



AVAILABLE SUITES

Suite 1 4,559 sf (423.5 m²) | **Suite 3** 3,280 sf (307.7 m²) | **Suite 4** 5,902 sf (548.3 m²) | **Suite 5** 1,786 sf (166 m²)

SUITE 1 INCLUDES:

- Two stories
- 2 bathrooms
- Reception area
- Two private offices
- Boardroom
- Kitchen
- Open concept for shared work space
- Plenty of windows for lots of natural light
- Front and back staircase

SUITE 3 INCLUDES:

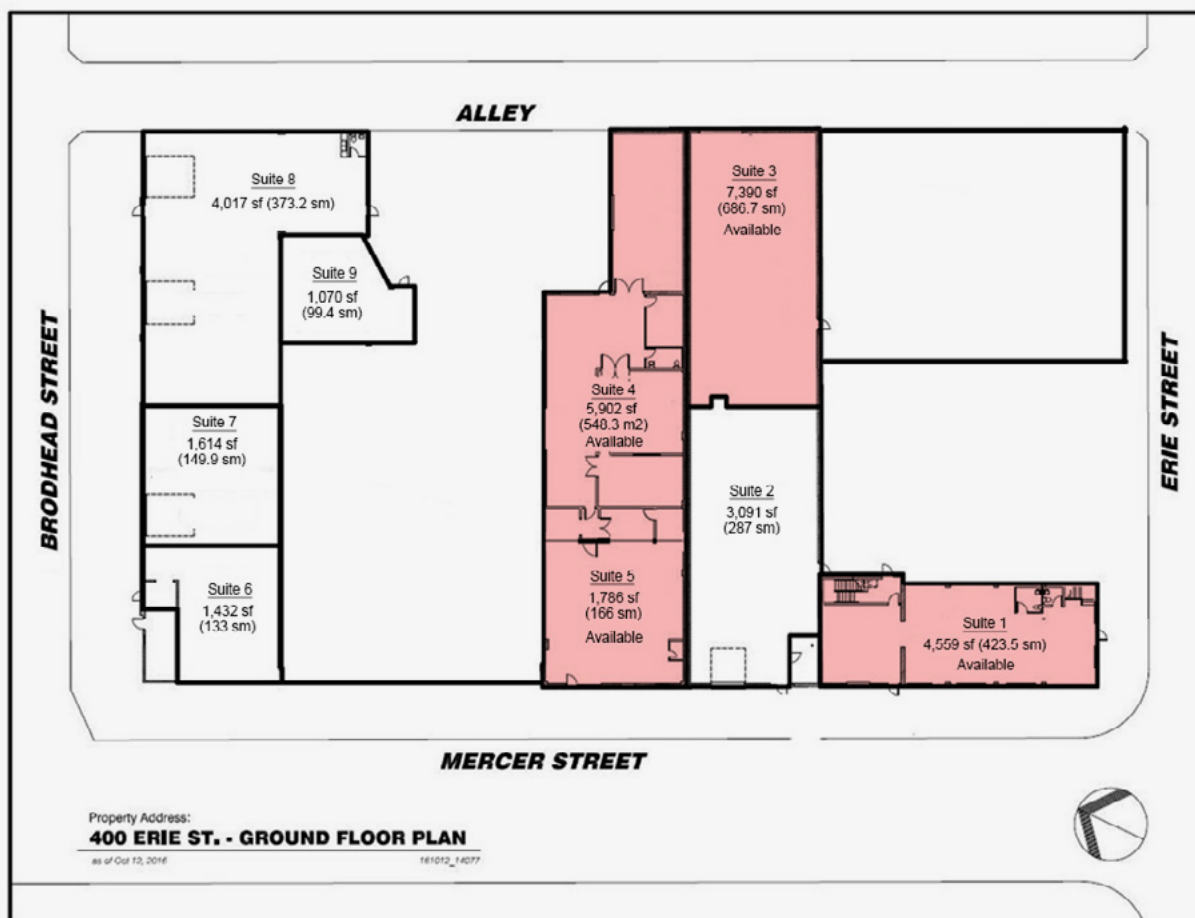
- Turnkey licensed bar/restaurant
- Easily converted into an office/warehouse
- Ceiling height: 14ft
- Overhead door
- Wet bar area
- Walk-in cooler/wine cellar
- Private kitchen
- 3 Washrooms
- Private offices
- Option to add a patio

SUITE 4 INCLUDES:

- A food grade room for manufacturing and bottling
- 2 overhead doors

SUITE 5 INCLUDES:

- Ceiling Height: 12ft
- Overhead door
- Open concept warehouse space
- All spaces can be subdivided
- Features TBD with tenant



NET LEASE PLUS:

Property taxes, Utilities (gas, water and hydro), Building insurance, CAM'S

*Features TBD with tenant

PROPERTY SPECIFICS

The building is divided into 9 units. With frontage along Erie, Mercer, and Brodhead St, there is also a paved alley along the eastern boundary.

AGE

Estimated to be built in 1940, the building has been completely renovated.

MECHANICAL

The service comprises a 600 ampere breaker - three phase, 600 volt, plus transformers.

UTILITIES

Natural gas, hydro, fibre internet, as well as sanitary and storm sewers.

BUILDING LAYOUT

The front of the building contains a two storey office structure. The balance of the building is subdivided into eight units comprised primarily of warehouse facilities and small office spaces.

EXTERIOR FINISH

The building is made of brick, concrete, and block with metal clad siding.

LAND USE CONTROLS - ZONING BYLAWS

Manufacturing District 1.4 (MD 1.4)

WE DESIGN THE SPACE YOU NEED

STEP 1 **Tell us what you want** (space requirements, use of space, decorating preferences, etc.)

STEP 2 **Let our design specialists take your needs and draw up a plan!**

Visit the HOW WE WORK tab on lessorltd.com for more information.

