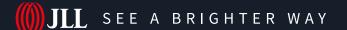
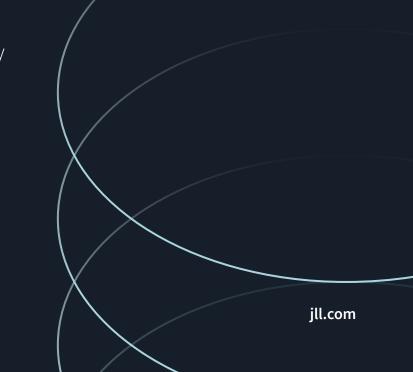


For Sale

Prime User/Redevelopment Opportunity

1430 Grand Marais Rd West, Windsor, ON





1430 Grand Marais Road West / Windsor, ON

Property Overview

Price \$1,299,000.00 Property type Commercial Address 1430 Grand Marais Road West, Windsor, ON N9E 4L1 Pin Number 012750308 Canda Post Corporation c/o HER MAJESTY THE QUEEN IN THE RIGHT OF CANADA Property Ownership Fee Simple Interest Land Area Corner lot of 23,842.04 ft² (0.547 ac) ~ 5,685 square foot single story building of concrete block construction Year built 1974	Property type Commercial Address 1430 Grand Marais Road West, Windsor, ON N9E 4L1 Pin Number 012750308 Canda Post Corporation c/o HER MAJESTY THE QUEEN IN THE RIGHT OF CANADA Property Ownership Fee Simple Interest Land Area Corner lot of 23,842.04 ft² (0.547 ac) ~ 5,685 square foot single story building of concrete block construction		
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~ 5,685 square foot single Building Area story building of concrete block construction	~ 5,685 square foot single Building Area story building of concrete block construction	Property Ownership	Fee Simple Interest
Building Area story building of concrete block construction	Building Area story building of concrete block construction	Land Area	Corner lot of 23,842.04 ft ² (0.547 ac)
Year built 1974	Year built 1974	Building Area	story building of concrete
		Year built	1974





2

Investment Highlights



The Windsor real estate market remains strong. The Property's combination of affordability, strategic location, and buoyant rental market creates a prime "user/redevelopment" opportunity.



Strategically located ~ 6.5 km from the downtown in a "retail/commercial" node of southwest Windsor fronting on Grand Marais Road West at a lighted 4-way intersection abutted by Everts Avenue to the west and Curry Avenue to the east.



The node is complimented by the Bank of Montreal, Home Hardware, Shoppers Drug Mart and Tim Hortons properties on the south side of Grand Marais Road West across from the Property, inclusive of assorted single-family homes, vertical rental and condo residential buildings and other commercial properties.



The "Commercial CD 1.1" zoning per section 14 of the zoning link below provides for a variety of retail and commercial uses.

Click here to view zoning



1430 Grand Marais Road West / Windsor, ON



Windsorisan international city with Canada's busiest border crossing via the Ambassador Bridge to Detroit, great economic prospects, and a highly skilled workforce with a storied history in automotive sector. It is the home to first class educational institutions at the University of Windsor and St. Clair College, three main hospitals, and Windsor International Airport. The city boasts a breathtaking waterfront park system among its many attractions with a diverse population in 2025 of approximately 347,000 residents.



Total Population

347,000



Daytime Population

326,427



Total Households

114,436



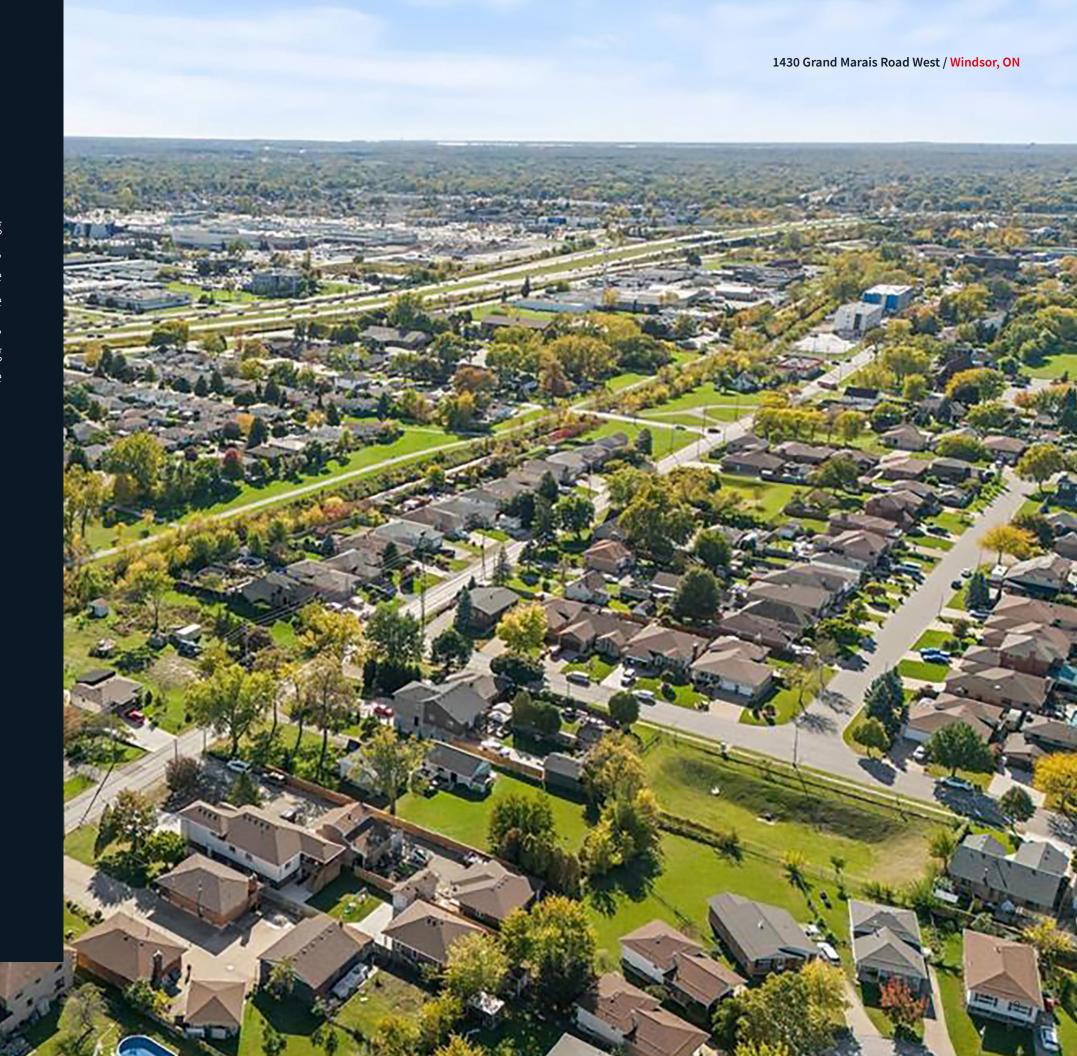
Avg Household Income

\$102,840



Median Age

38.4





Free & Clear Offering Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Seller to seek proposals to sell the Property.
- The Property will be offered for sale free and clear on an "as is basis".
- Offers of purchase and sale will be reviewed by Seller on an "as received basis" with the reserved right to set a "Call for Offers" date.

FOR MORE INFORMATION, PLEASE CONTACT:

RUSSELL GODWIN*

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