



# For Sale

Prime User/Redevelopment Opportunity

1430 Grand Marais Rd 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
Ownership Interest	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 ft <sup>2</sup> (0.547 ac)
Building Area	~ 5,685 square foot single story building of concrete block construction
Year built	1974





# 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](#)







# Location Overview

The Property boasts a strategic location in the Grand Marais West “retail/commercial/residential” node offering convenient access to all essential services in addition to Transit Windsor direct access to St. Clair College via the 305 line and the University of Windsor and the downtown via the 115 line.



# About Windsor

Windsor is an 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:

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