



2255
Cadillac
Street

Windsor, ON

 **Manulife**

Single Tenant Investment
Opportunity

Lennard:

The Opportunity

Lennard Commercial Realty, Brokerage Inc. (the “Advisor”) has been retained by the Vendor to offer for sale a 100% freehold interest in a single tenant commercial property located at 2255 Cadillac Street, Windsor, ON (the “Property”).

The Property is fully leased to a long-standing financial advisory firm that has operated from the location for over 20 years. The Tenant operates under the Manulife Wealth brand, a leading Canadian wealth management and financial advisory platform with a national network of over 1,000 advisors. Strategically located adjacent to the Stellantis Windsor Assembly Plant, the Property benefits from its proximity to one of Canada’s largest manufacturing facilities, spanning approximately 4.4 million square feet and employing more than 4,200 people.

-  Single tenant commercial property in Windsor, ON
-  100% leased to a financial advisory firm operating under the Manulife Wealth brand, a leading Canadian wealth management platform
-  Long-standing tenant for over 20 years
-  Approx 6,384SF freestanding building situated on 0.36 acres
-  Adjacent to the Stellantis Assembly Plant (4.4M SF and 4,200 employees)
-  Abundant parking on-site
-  Flexible zoning permitting office, medical, retail, daycare and automotive

Offering Price: \$1,500,000



Manulife Wealth, A Leading Canadian Wealth Management Brand



Adjacent to the
4.4 M SF
Stellantis Windsor
Assembly Plant,
Employing over
4,200 people

The Property

Details:

Address:	2255 Cadillac Street, Windsor, ON
Legal Description:	PT LT 3 PL 1140 SANDWICH EAST AS IN R272923; WINDSOR PT LT 3 PL 1140 SANDWICH EAST AS IN R1175076; WINDSOR
Gross Leasable Area:	6,384 SF (approx.)
Lot Size:	0.36 acres
Zoning:	CD2.1- Commercial District Zone
Current Term:	10 Years (Expiring Aug 31st, 2028)
Options:	1 x 5 Years
Taxes:	\$27,422.97

Detroit River



Frank W. Begley
Public School



King Edward
Public School





Wyandotte Road E





Tecumseh Mall






W. F. Herman
Academy Elementary








Lowering food prices


Roseville Public
School





Windsor Regional
Hospital
Ouellette Campus



Windsor Regional
Hospital
Metropolitan Campus






Tecumseh Road E

Windsor Adventist
Elementary



Little River Golf
Course




Lowering food prices



Stellantis
Canada
(Windsor Assembly)







2255 Cadillac Street

William G Davis
Public School



Windsor
International Airport



Stellantis Canada
(Windsor Assembly)



Manulife

Tecumseh Road E

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