



WESTCOURT PLACE

251 GOYEAU STREET

WINDSOR, ONTARIO

FOR SALE: A RARE, LARGE-SCALE REPOSITIONING OPPORTUNITY:
152 VACANT SUITES WITH A 6-STORY OFFICE PODIUM READY
FOR REFURBISHMENT

Lennard:



EXECUTIVE SUMMARY

Lennard Commercial Realty, Brokerage, together with Colliers International (collectively, the “Advisors”), have been formally engaged by 837690 Ontario Limited (the “Vendor”) to act on its behalf in the disposition of a 100% freehold interest in 251 Goyeau Street, Windsor, Ontario, commonly known as Westcourt Place. This 21-storey mixed-use tower comprises 152 residential apartment suites positioned above a six-storey office podium with four floors of parking. The asset is situated on a 0.47-acre site within the core of downtown Windsor.

Westcourt Place has remained entirely unoccupied since a 2019 fire in the underground parking garage damaged essential building systems and necessitated the full evacuation of all residential and commercial occupants. The property now stands completely vacant, presenting a rare opportunity for an investor to reposition and revitalize one of Windsor’s most prominent and strategically located downtown landmarks.

For more information, please contact the exclusive listing agents.

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INVESTMENT HIGHLIGHTS



Vacant Building Ready for Refurbishment

Westcourt Place provides a highly uncommon opportunity to execute a full-scale renovation and repositioning without the operational, financial, or legal complexities typically associated with tenant relocation. This clean-slate condition enables investors to optimize design, building systems, and unit layouts with maximum efficiency and minimal disruption.



Institutional Quality Investment

Westcourt Place is the 9th tallest building in Windsor, and an institutional-grade, concrete high-rise asset, with four floors of parking. The building’s structural integrity, scale, and existing infrastructure provide a strong foundation for long-term value creation, supporting a wide range of redevelopment or repositioning strategies.



Potential to Convert Office Podium

The office podium features four floors of office space and presents substantial optionality to convert the space to additional residential units, student housing, hospitality, senior living, or mixed-use configurations. This versatility allows for a tailored redevelopment program that aligns with market conditions, demographic trends, and the strategic vision of the purchaser.



Attractive Exit Financing

With virtually no existing leases encumbering the property, the new owner can lease units at market rents, capturing the full benefit of Windsor’s evolving rental landscape. This flexibility will ultimately allow for the new owner to obtain higher leverage exit financing once the project is complete.

PROPERTY PROFILE

Year Built	1977
Lot Size	101 FT x 203 FT
Lot Area	0.47 Acres
Number of Storeys	21 Storeys
Building Size	6-Storey Office Podium & 152 Apartments
Residential Suite Mix	11 Bach, 100-1Br, 2-1Br Ph, 29-2Br, 10-2Br Ph
Zoning	CD3.1 - Commercial District Downtown
Parking	4 Floors, 160 Stalls
Main Intersection	University Avenue E & Ouellete Avenue
PIN	11700294

SITE DESCRIPTION

Westcourt Place occupies a full block between Chatham Street East and University Avenue East, with its primary frontage along Goyeau Street. The site is rectangular in shape, flat, and consistent in grade with the surrounding properties.

The development consists of two distinct components: a six-storey commercial office podium with a fifteen storey residential apartment building above. The office lobby is accessed from Goyeau Street, while the residential entrance is situated along Chatham Street East. Access to on-site parking and a delivery bay are located at the rear of the building on University Avenue East.

The surrounding area forms part of Windsor's downtown core, characterized by street-level retail, mid-rise office buildings, and a mix of high-rise hotels and residential towers.



AREA OVERVIEW

Windsor is a strategically located border city with a diversified economy supported by manufacturing, healthcare, education, and cross-border trade. Its relative affordability compared to larger Ontario markets continues to attract residents and employers, underpinning steady population levels and consistent rental demand. The neighbourhood surrounding Westcourt Place is situated in downtown Windsor, steps from the Detroit River waterfront and within walking distance of major employment nodes, transit infrastructure, and lifestyle amenities. The area is characterized by higher-density residential development, limited new rental supply, and strong daytime population driven by nearby offices, government services, and entertainment uses. Residents are drawn to the area for its walkability, proximity to employment, and access to transit and services, supporting stable occupancy and long-term rental performance in a core urban location.



Walk Score
98



Bike Score
75



Transit Score
63

2 Minutes to Windsor International Transit Terminal

4 Minutes to Windsor Detroit Tunnel

9 Minutes to Ambassador Bridge

12 Minutes to Gordie Howe Bridge

20 Minutes to Windsor International Airport

20 Minutes to Coleman A. Young International Airport

30 Minutes to Detroit Metropolitan Wayne County Airport

2 Hours to London

4 Hours to Toronto

Festival Plaza

Caesars

Civic Terrace Park

Windsor Riverfront Park

Westcourt Place

Dieppe Gardens

St. Clair College



LOCAL AMENITIES

RECREATION

- 1 Windsor Riverfront Park
- 2 Great Western Park
- 3 Legacy Park
- 4 Adventure Bay Family Water Park
- 5 Capitol Theatre Windsor
- 6 Senator Croll Park
- 7 Chrysler Theatre
- 8 Art Windsor-Essex

EVERYDAY AMENITIES

- 9 Food Basics
- 10 Booster Juice
- 11 Pizza Pizza
- 12 Starbucks
- 13 Subway
- 14 Tim Hortons
- 15 Popeyes Louisiana Kitchen
- 16 McDonald's
- 17 Scotiabank
- 18 Bank of Montreal
- 19 TD Canada Trust
- 20 Shoppers Drug Mart
- 21 LCBO
- 22 Detroit City

RESTAURANTS & NIGHT LIFE

- 23 Caesars Windsor
- 24 Hikari Restaurant
- 25 The Keg Steakhouse + Bar
- 26 Chatham Street Diner
- 27 Eastwood's Grill & Lounge
- 28 The Loose Goose RestoPub & Lounge
- 29 The Cherry Rock Lounge
- 30 Phog Lounge

EDUCATION & GOVERNMENT

- 31 St. Clair College Riverside Campus
- 32 University of Windsor Continuing Education
- 33 University of Windsor School of Creative Arts
- 34 Windsor City Hall
- 35 Windsor Service Canada Centre
- 36 Police Station
- 37 Fire Department
- 38 Windsor International Transit Centre
- 39 Windsor Detroit Tunnel

 Major Bus Routes & Stops

 251 Goyeau Street, Windsor



Building Stack

- 21 2-1Br Ph, 10-2Br Ph
- 20 10-1Br, 1-2Br
- 19 10-1Br, 1-2Br
- 18 10-1Br, 1-2Br
- 17 1 Bach, 8-1Br, 2-2 Br
- 16 10-1Br, 1-2Br
- 15 2-Bach, 6-1Br, 3-2Br
- 14 1-Bach, 8-1Br, 2-2Br
- 13 10-1Br, 1-2Br
- 12 3-Bach, 4-1Br, 4-2Br
- 11 2-Bach, 6-1Br, 3-2Br
- 10 1-Bach, 8-1Br, 2-2Br
- 9 1-Bach, 8-1Br, 2-2Br
- 8 Gym, Locker Room, 2-1Br
- 7 Mechanical & Laundry, 6-2Br
- 6 17,588 SF Office Space
- 5 15,881 SF Office Space
- 4 17,452 SF Office Space
- 3 17,585 SF Office Space
- 2 Office Parking, 41 Stalls
- 1 Lobbies, 4,959 SF Office Space
- B1 Apartment Parking, 32 Stalls
- B2 Apartment Parking, 42 Stalls
- B3 Apartment Parking, 45 Stalls

RENT ROLL SUMMARY

Suite Type	# of Suites	% of Total	Market Rent	Potential Monthly
Bachelor	11	7%	\$1,350	\$14,850
1 Bedroom	100	66%	\$1,750	\$175,000
1 Bedroom PH	2	1%	\$1,850	\$3,700
2 Bedroom	29	19%	\$2,150	\$62,350
2 Bedroom PH	10	7%	\$2,250	\$22,500
Total	152	100%		\$278,400
Gross Annualized Rent				\$3,340,800

RENTAL MARKET SNAPSHOT

Downtown Windsor continues to demonstrate resilient rental demand supported by a diversified tenant base, proximity to major employment anchors, and ongoing revitalization initiatives within the core. The area benefits from its walkable urban environment, direct access to the Detroit River waterfront, and connectivity to the University of Windsor, St. Clair College Downtown Campus, and the Windsor–Detroit border crossing. These fundamentals have contributed to sustained absorption and upward pressure on achievable rents across all unit types.

The Downtown Windsor rental market is expected to remain stable with moderate rent growth over the medium term. Limited new supply, combined with strong tenant demand and improving downtown amenities, positions well-located assets to outperform the broader market. Properties offering renovated suites, modern finishes, and enhanced amenities are achieving meaningful rent premiums, highlighting the opportunity for value-add repositioning.

OFFICE PODIUM CONVERSION OPPORTUNITY

The office podium at Westcourt Place comprises six storeys with approximately 18,000 square-foot floor plates. Floors three, four, five and six are where the office building tenants once resided. This vacant space is now ready to be reimagined. The office podium benefits from a dedicated entrance off Goyeau Street, opening into a spacious lobby with additional commercial space and an elevator bay with three traction elevators.



ZONING

Zoned Commercial District 3.1 (CD3.1), the property supports a broad spectrum of commercial and mixed-use permissions. This flexibility provides incoming ownership with significant optionality to reposition or convert the podium to a wide range of alternative uses, enhancing both functionality and long-term value.

CD3.1 – Permitted Uses Include:

- Business Office
- Child Care Centre
- Commercial School
- Food Outlet – Take-Out
- Hotel
- Medical Office
- Micro-Brewery
- Personal Service Shop
- Place of Entertainment and Recreation
- Place of Worship
- Professional Studio
- Repair Shop – Light
- Restaurant
- Retail Store
- Ambulance Service
- Parking Garage
- Public Hall
- Dwelling Units within a Combined Use Building (with any of the above uses)



OFFERING PROCESS

Legal Description

LTS 55, 56, 57, 58, 59, 60 & 61 PL 91 PTS 1 & 2
12R944 CITY OF WINDSOR

Ownership Group

837690 Ontario Limited

Tours

Property tours are available by appointment only between 11:30 am and 4:00 pm. Please do not go directly or walk the property without consent. To schedule a tour on one of the days below, please contact Joshua Perlstein.

- **Tuesday, March 31st, 2026**
- **Wednesday, April 8th, 2026**
- **Thursday, April 16th, 2026**

Offering Guidelines

The Vendors' objectives are to maximize the sale price of the property and complete a disposition. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty and Colliers International for Westcourt Place. Potential purchasers are encouraged to include as part of their submission an outline containing key principles of the company, the ability to close a real estate transaction of this magnitude as well as a brief business history.

Prospective Purchasers should note that the Vendors are under no obligation to respond to, nor accept, any proposal. The Vendors reserve the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

Submission Date

The Vendor is open to reviewing offers anytime after **Tuesday, April 28th, 2026**. Please submit all offers by email to:

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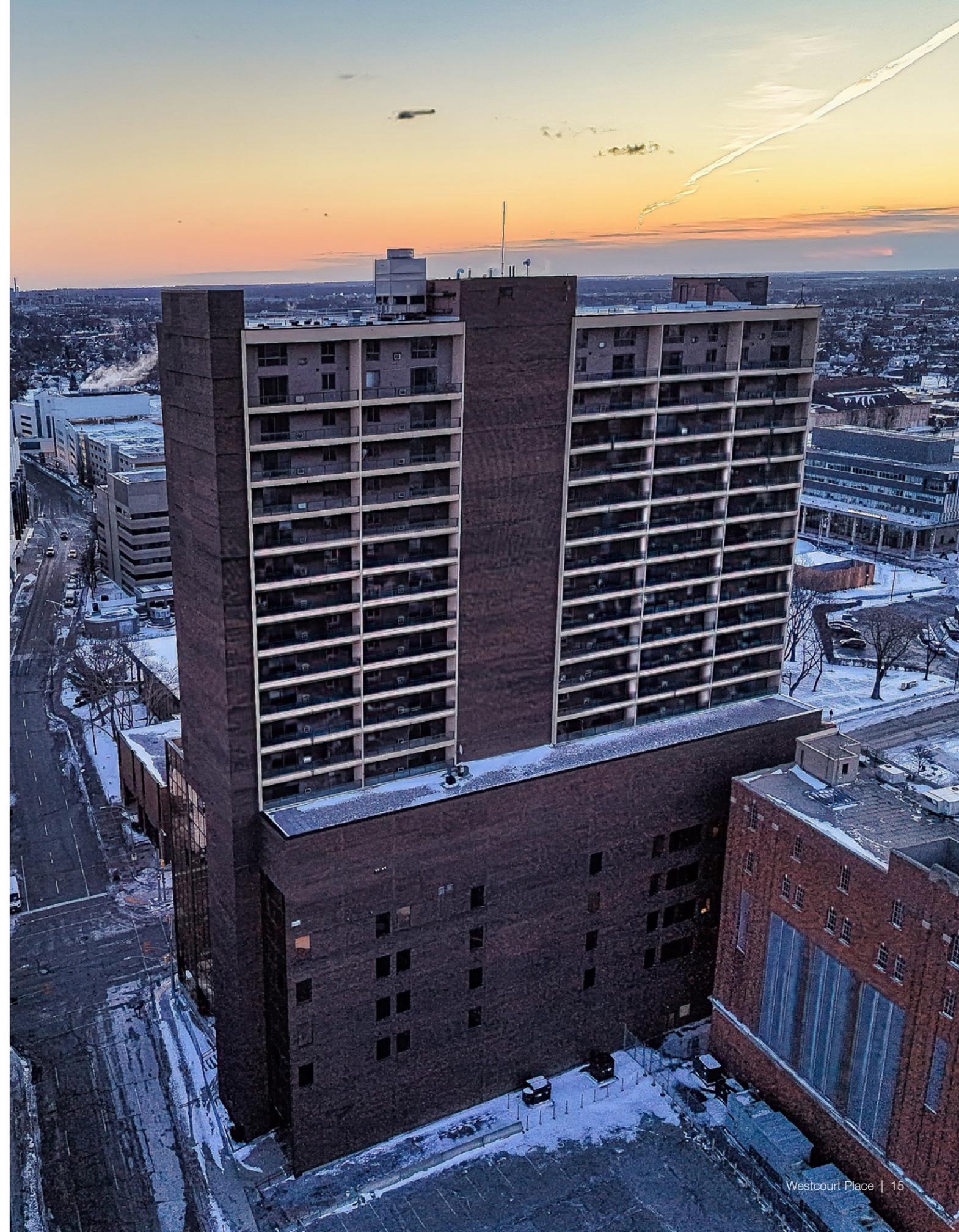
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