

38-44 Chatham Street E Windsor, ON



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Property Summary

51 ft. x 95 ft. (4,811 SF) Building Size 10,000 SF Above Grade (Approx.)

Property Use Office (Currently Vacant) Stories

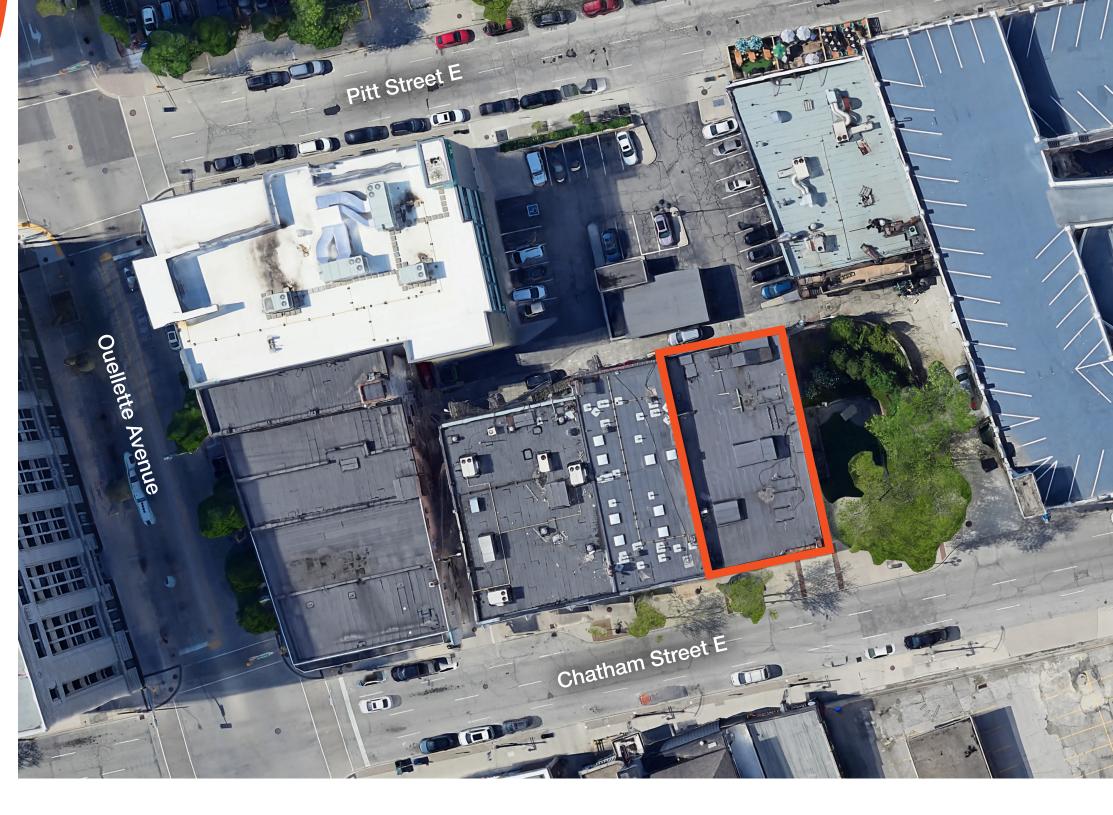
Legal description PART LOT 8, BLK K, PLAN 84 AS IN R1551348 CITY OF WINDSOR

Parking None









Property Highlights

- The property is partially renovated and ready for the next owner's finishing touches!
- Main and second floor are approximately 5,000 SF each with 12 ft ceilings plus basement with almost 9 ft ceilings
- Zoning allows for a number of uses including professional and medical office, retail, recreational, educational and more
- Sold as-is, where-is

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Amenities Map

Shopping & Convenience

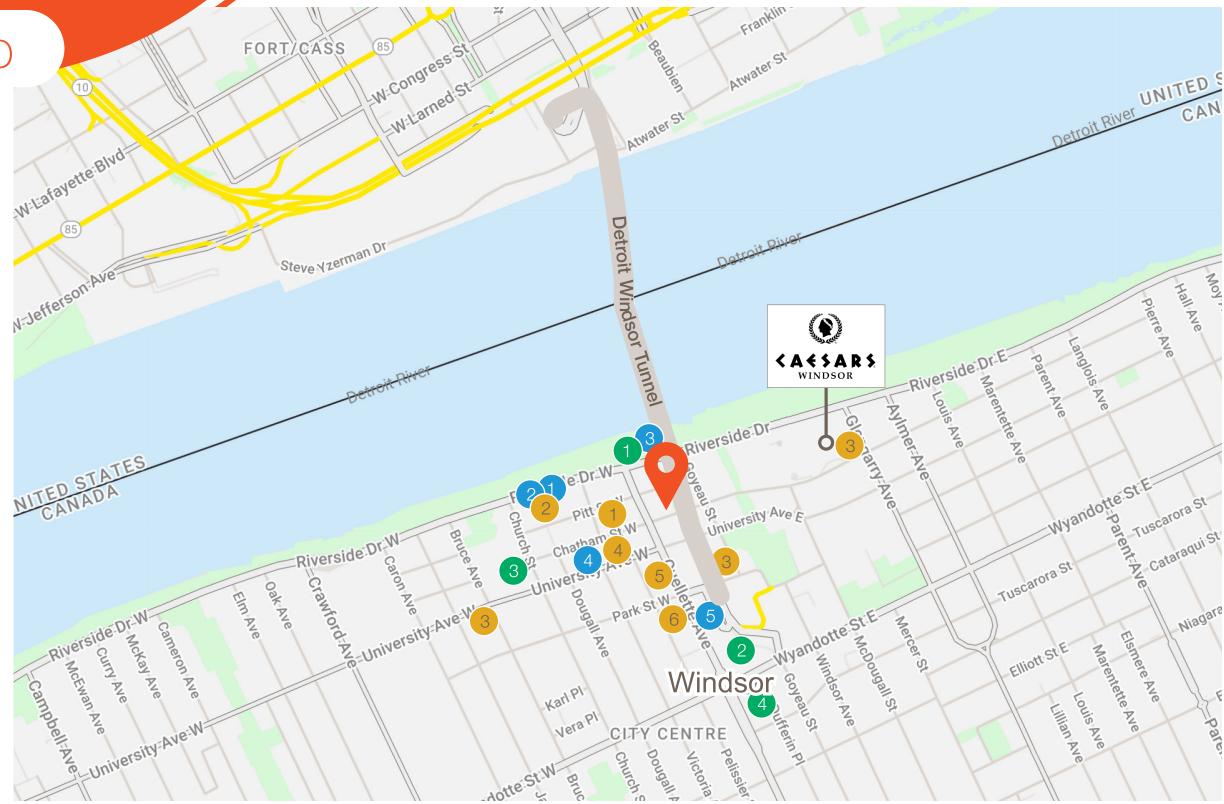
- 1 Dieppe Gardens
- 2 Champs Shopping Mall
- 3 LCBO
- 4 Shoppers Drug Mart

Food & Restaurants

- 1 Cucina 360
- 2 River-Room Restaurant
- 3 Tim Horton's
- 4 Smoke's Poutinerie
- 5 Treehouse
- 6 Lagos Grill

Hotels

- 1 Best Western Plus Waterfront Hotel
- 2 DoubleTree by Hilton
- 3 Holiday Inn Express
- 4 TownePlace Suites by Marriott
- 5 Four Points by Sheraton
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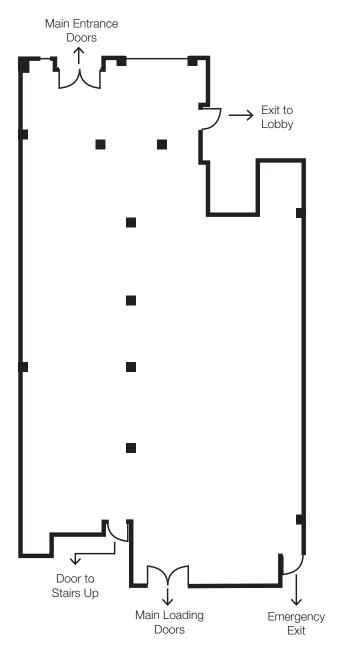


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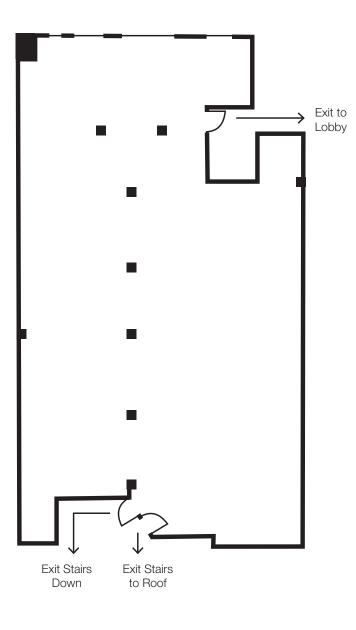
Windsor, ON

Floor Plans

Main Floor



Second Floor











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Windsor, ON

Official Plan

City Centre Planning District & Mixed Use

The City Centre Planning District has a special position within Windsor. As the focus of major economic, social, cultural activities, the City Centre is the heart of Windsor. In addition, its function as an international gateway contributes to the City Centre's role as a welcoming arrival point for visitors. To ensure that the City Centre prospers, Council will manage development to promote a diverse mixture of businesses, cultural venues, major government offices, residential neighbourhoods and entertainment venues.



Mixed Use Policies

Uses permitted in the Mixed Use land designation identified on Schedule E: City Planning District include:

(a) in the areas also designated Medium Profile Area retail and service commercial establishments, offices, culture, entertainment and open space uses, and residential uses and;

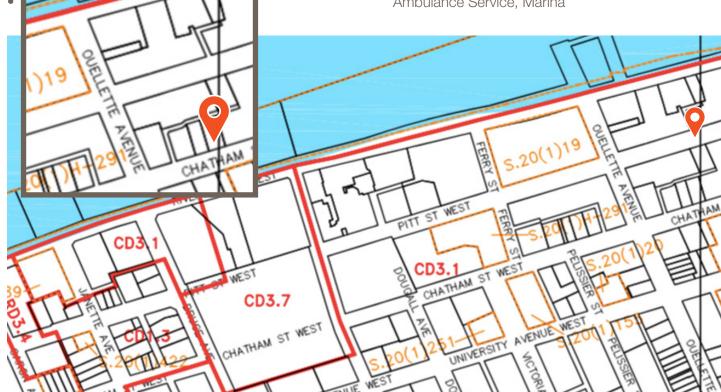
(b) in the areas also designated High or Very High Profile Area retail and service commercial establishments, offices, cultural, entertainment and open space uses, and residential uses, exclusive of small scale Low Profile housing development as defined in policy 6.3.2.3(a).

Zoning

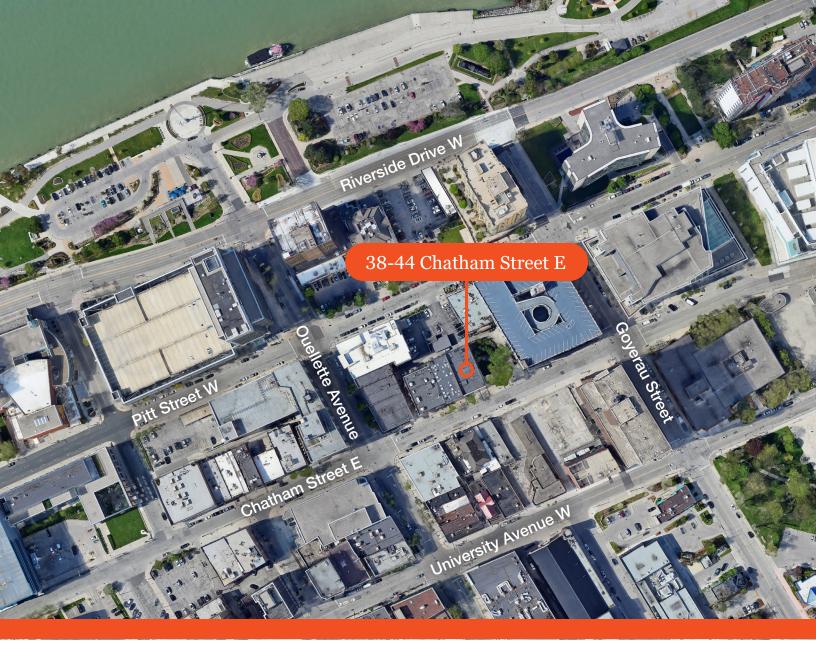
Commercial Districts (Major) CD3.1 - Permitted Uses

- 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

- Restaurant
- Retail Store
- Dwelling Units in a Combined Use Building with any one or more of the above uses
- Ambulance Services
- Marina
- Parking Garage
- Public Hall
- Public Parking Area
- Any use accessory to any of the preceding uses.
 An Outdoor Storage Yard is prohibited, save and except, in combination with the following main uses:
 Ambulance Service, Marina







Lennard:

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*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.