



Virtual Tours Available  
Main & Second Floor



For Sale: Office/Investment

**38-44**  
**Chatham Street E**  
Windsor, ON

**Lennard:**  
lennard.com



# 38-44 Chatham Street E Windsor, ON

## Property Summary



Lot Size

51 ft. x 95 ft. (4,811 SF)

Building Size

10,000 SF Above Grade (Approx.)



Property Use

Office (Currently Vacant)

Stories

2



Legal description

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



Parking

None



Purchase Price

\$800,000



Virtual Tours

[Main Floor](#)  
[Second Floor](#)



Listing Agent

**Michael Zeldin**  
Vice President, Sales Representative  
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### 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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Windsor, ON

## Amenities Map

**Shopping & Convenience**


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

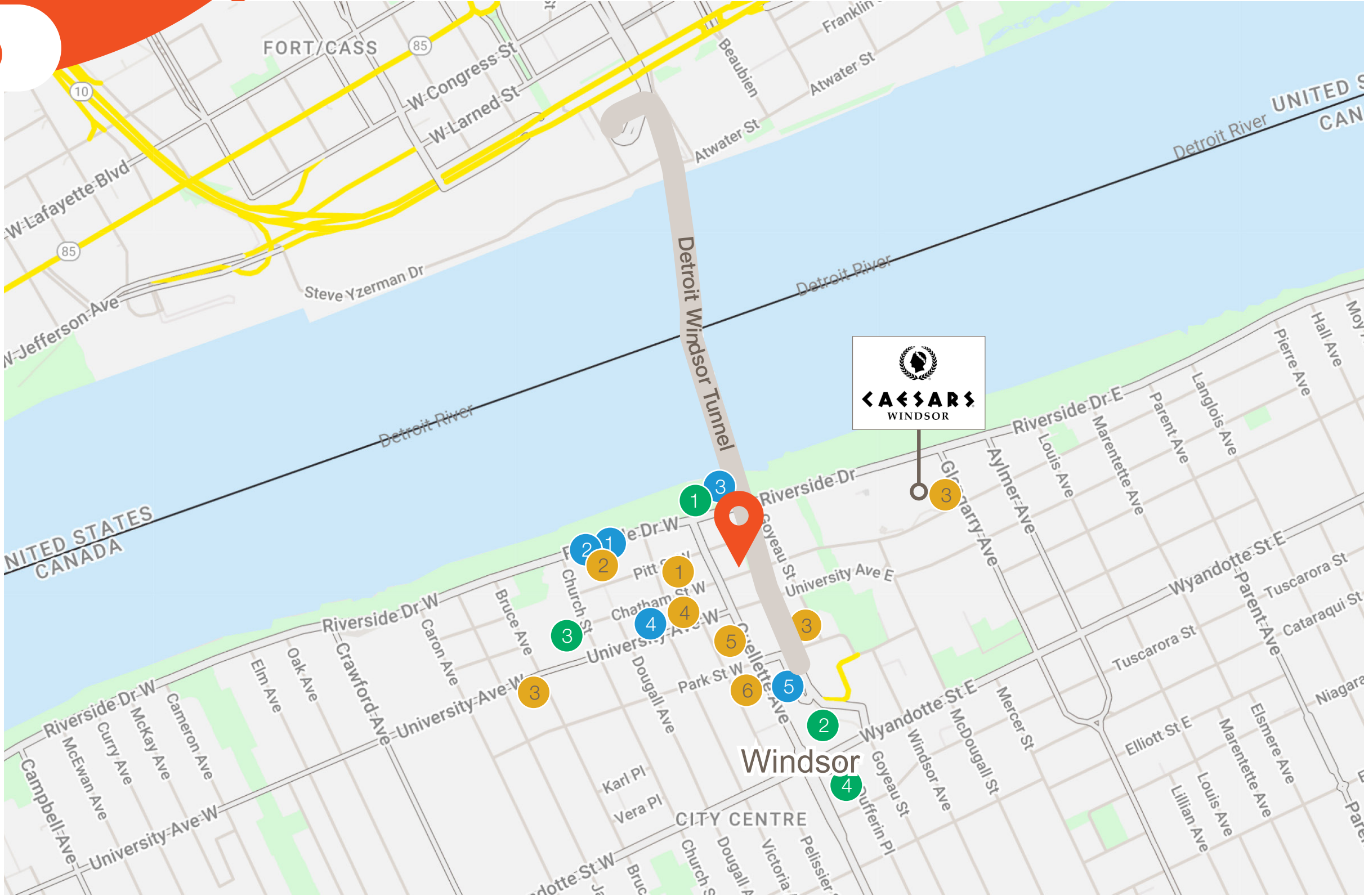
**Food & Restaurants**

- 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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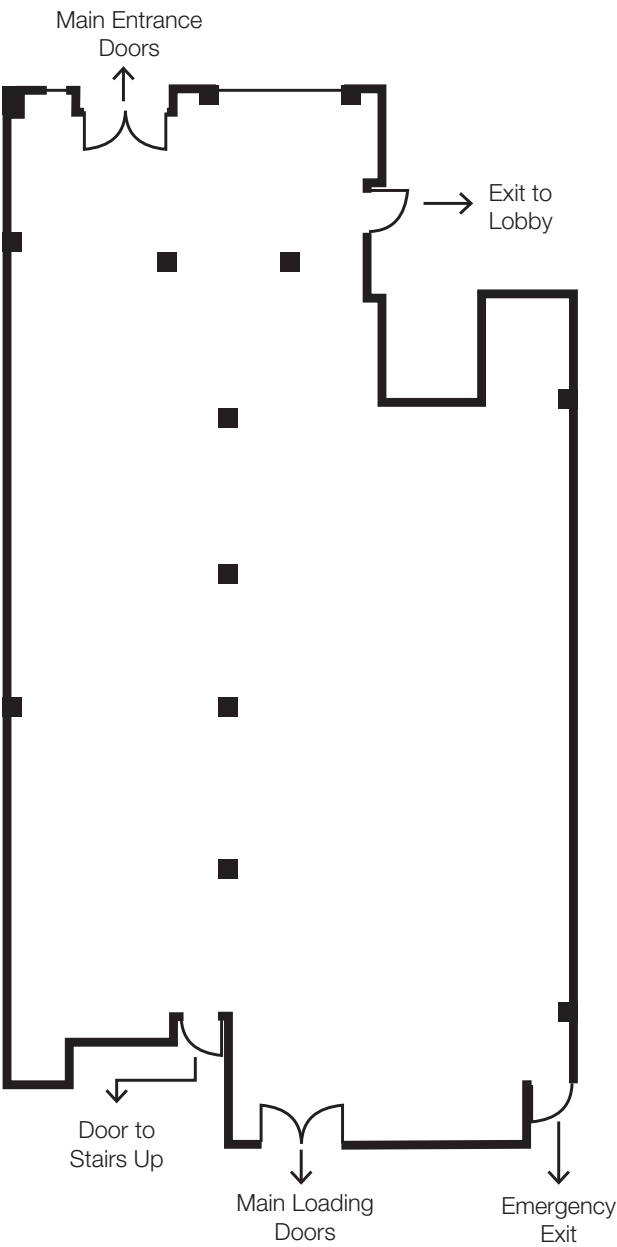


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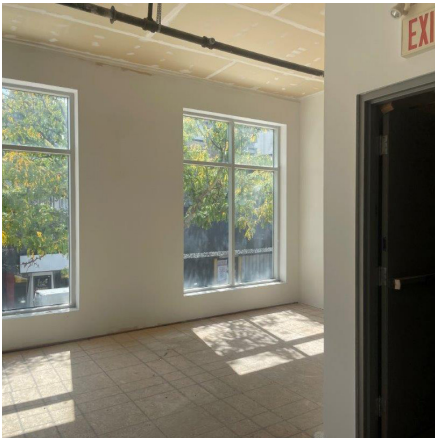
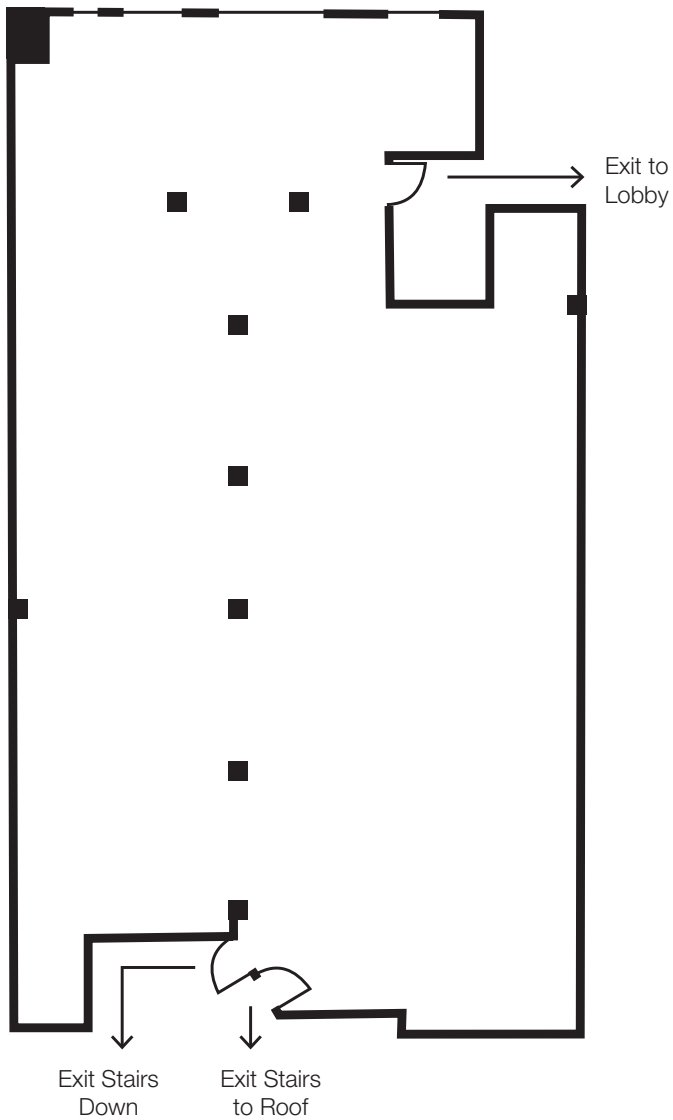
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## Floor Plans

Main Floor



Second Floor











## Lennard:

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