



MLS®#: [22012733](#) List Price: **\$17.95**
 Status: **Active** Ppty Type: **Industrial/Comm**
 Major Area: **Windsor-Essex** District: **00**
 Trans. Type: **Lease** Sub-District: **02**
 Legal Description: **LOT 1 E SIDE VICTORIA AVE; LOT 2 E SIDE VIC AVE W; LOT 3 E**
 Address: [156-190 UNIVERSITY AVENUE W](#)
 City/Town/Munic: **Windsor, Ontario N9A 5N9**
 Side of Road: **North**
 Nearest Cross St: **PELLISSIER ST**
 Nearest Town:
 Area/Property Known As: **THE METROPOLITAN**
 Property Size: **105.16 x N/A**
 Acreage: **0.048** Approx Sq Ft:
 Zoning: **CD3.1** Occupancy: **Vacant**
 Start Date: **07-Jun-2022** Expiry Date:
 Possession: **IMMED**

Remarks: **Prime office/retail ground floor space available in one of Windsor's most prominent buildings in downtown Windsor. Located at the corner of University Ave West and Victoria Avenue, this space boasts plenty of natural light offering incredible exposure and visibility. Steps away from numerous public parking lots, public transportation, restaurants, the Court House and the U of W/St. Clair College downtown campuses. Up to 7,104 square feet available for lease (subdividable).**

Year Built: **/Unknown**

Approx Taxes/Year: **\$N/A/2022**

ICI Details

Property Offered: **Part Of Building** Type: **Office(s)** Style: **Multi-Unit**
 Total Building Sq Ft: **75,000**

Square Footage Breakdown

	<u>Total Vacant</u>	<u>Total Leased</u>	<u>Ttl Combined</u>
Office:	7,104		

Lease Specific

Type of Lease:	Net						
Inclusions in Additional Rent:	Building Insurance, Common Area Maintenance, Property Taxes						
Lease Area 1:	Office	Sq Ft:	2889	\$/Sq Ft:	\$17.97	Addl Rent/Cams:	\$5.00
Lease Area 2:	Office	Sq Ft:	2433	\$/Sq Ft:	\$20.95	Addl Rent/Cams:	\$5.50
Lease Area 3:	Office	Sq Ft:	1782	\$/Sq Ft:	\$17.95	Addl Rent/Cams:	\$5.50
Lease Area 4:	Office	Sq Ft:		\$/Sq Ft:		Addl Rent/Cams:	

Property Details

Fire Protection:	Unknown		
Flooring:	Concrete		
Roof:	Tar & Gravel		
Heating/Cooling:	Forced Air		
Parking:	None	# Car Parking Spots:	# Truck Parking Spots:
Elevators:	Passenger Only		
Power Amps:	200	Power Phase:	3
Equipment Rental:	No		
Signage:	Signband		
Amenities:	Natural Light		
Site Influences:	Corner Site, High Traffic Location, Public Transportation, Shopping Nearby		
Utility Water/Avail:	Municipal Water/Connected		Utility Sewer/Avail: Sanitary/Connected
			Utility Sewer/Avail: Storm/Connected

Miscellaneous

Local Improvements: Accessibility: SPIS: **No**

REALTOR® Information

Data Modification: **Yes** Calling Expired Permit: **No** Title to Land: **Leasehold**
 Seller/s: **304830 ONTARIO LIMITED**

List Branch: **640 ROYAL LEPAGE BINDER REAL ESTATE - 640** L/BR Phone: **(519) 948-5300**
 List Salesperson: **DAVID MADY** L/SP Phone: **(226) 350-1110**
 Showings: **L.B.O.** CB Share: **3.00%/1.50%**

REALTOR® Remarks

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Loaded by: **Windsor-Essex County Association of REALTORS®**

Full Report | Date Printed: 07/23/2024