



Windsor Investment Opportunity

FOR SALE | 208 GILES BOULEVARD E | WINDSOR ON

Investment opportunity: 2.5 storey walk up building with eleven (11) one bedroom suites. Electricity is separately metered. Building features pitched and flat roof, 6 onsite parking stalls. Located on a bus route and within walking distance to Windsor Regional Hospital (Ouellette Campus). Walk to shopping and downtown Windsor.

KEY FEATURES/HIGHLIGHTS

- 2.5 storey walk up
- (11) one bedroom suites
- Separate electrical meters
- 6 onsite parking stalls
- Walk to shopping and downtown Windsor
- On a transit route
- Located near Windsor Regional Hospital

Asking

\$1,540,000.00

Colliers Southwestern Ontario, Brokerage

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Colliers

Accelerating success.



PURCHASER CONFIDENTIALITY AGREEMENT
 ("Confidentiality Agreement")
208 Giles Boulevard East, Windsor, Ontario

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 208 Giles Boulevard East, Windsor, Ontario, Canada (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Registration Information:

Contact Name: _____

Title: _____

Company: _____

Fax: _____

Address: _____

Tel: _____

Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.

Email: _____

Per: _____

Date: _____

We have the authority to bind the Corporation



CO-OP BROKER CONFIDENTIALITY AGREEMENT
("Confidentiality Agreement")
208 Giles Boulevard East, Windsor, Ontario

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 208 Giles Boulevard East, Windsor, Ontario, Canada (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Broker Contact Information:

Agent's Name: _____

Title: _____

Company: _____

Fax: _____

Address: _____

Tel: _____

Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.

Email: _____

Per: _____

Date: _____

We have the authority to bind the Corporation