

For Lease

7755 Tecumseh Rd E #100, Windsor ON



For more information, please contact:

Mike Sleiman REALTOR®

📞 519.966.7777

✉ msleiman@windsor-realty.com

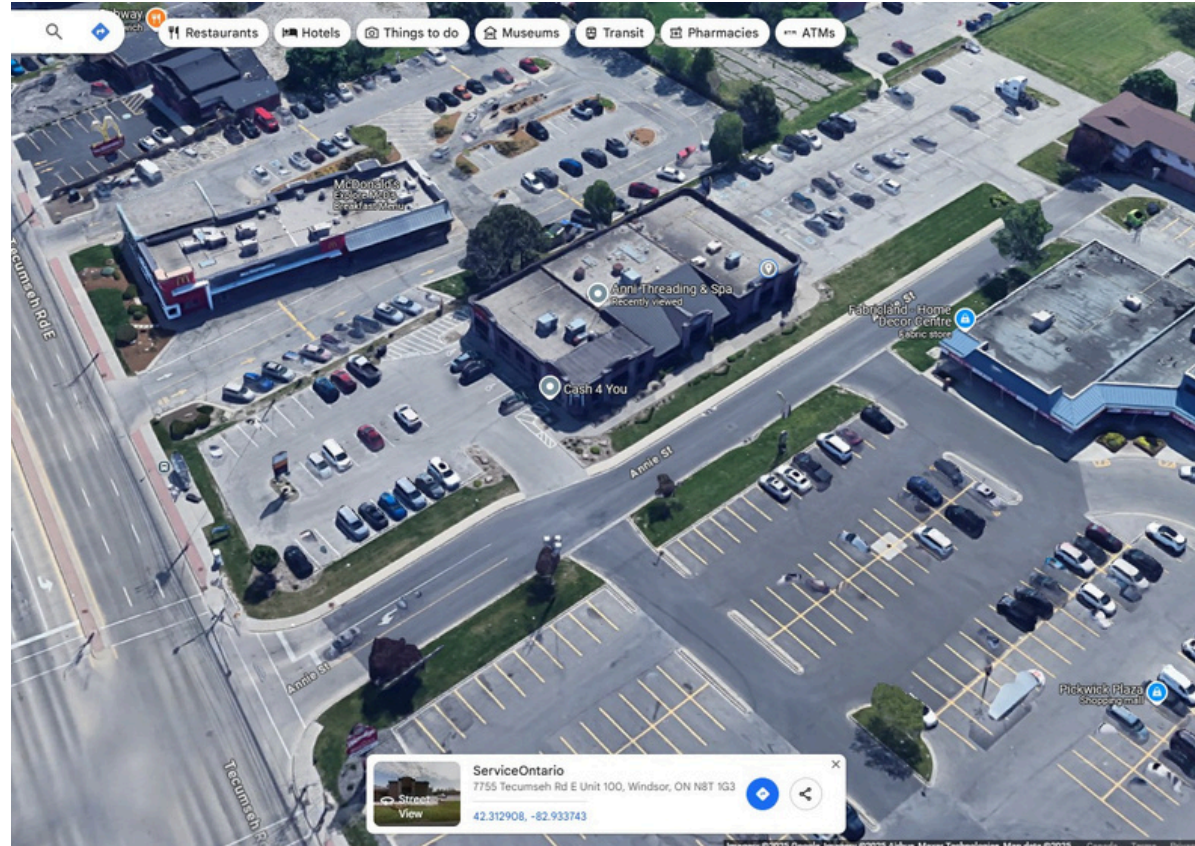


7755 Tecumseh Rd E #100

Windsor Ontario

The "Landlord" has retained Mike Sleiman Realtor® of Remo Valente Real Estate (1990) Limited to lease this retail unit situated on 1.177 acres, located at 7755 Tecumseh Road East #100 in Windsor, Ontario.

The total square footage for this unit is approximately 2,150 sq. ft.
The site has ample of parking.



For more information, please contact:

Mike Sleiman REALTOR®

📞 **519.966.7777**

✉ msleiman@windsor-realty.com



Property Highlights & Details

Property Highlights

- This modern retail complex is situated on a site totaling approximately 1.17 acres at the corner of Tecumseh Road East and Annie St. It is a single Level commercial plaza contain a gross floor area of approx. 10,042 sq.ft. Currently there is 2,150 sq. ft available at the rear. Ideal for Bakery, Business Office, Child Care Centre, Commercial School, Medical Appliance Facility, Medical Office, Print Shop Professional Studio, Restaurant, retail store and more. The property has superior access to and from Tecumseh Road. The property is strategically situated in the City of Windsor, Ontario And in an excellent location with frontage on Tecumseh Road, which offers prominent exposure to vehicular traffic along one of the busiest arterial roads in Windsor, in the heart of the retail district within direct proximity to other national retailers. The site has paved parking and sufficient parking spaces for retail

For more information, please contact:

Mike Sleiman REALTOR®

📞 **519.966.7777**

✉ msleiman@windsor-realty.com



Google Maps - National Retailers

National Retailers

Nationwide Furniture Warehouse
3.5 ★★★★★ (139)
Furniture
Open · Cl
In-store p

National
3.5 ★★★★★ (2)
Non-profit organization · 1101
New York Ave NW #1200
Open 24 hours · +1 202-783-7971

Brimstone Games
4.6 ★★★★★ (480)
Hobby store · 1421 Tecumseh
Rd E
Open · Closes 7 p.m. ·
(519) 915-5556
In-store shopping · Curbside pickup

Digital Oasis
4.5 ★★★★★ (73)
Video game store · 5400
Tecumseh Rd E Unit 9
Open · Closes 8 p.m. ·
(226) 674-1515
In-store shopping · In-store pickup

Walmart Supercentre
3.7 ★★★★★ (1,934) · \$
Department store · 3120
Dougall Ave
Open · Closes 10 p.m. ·
(519) 969-8121
In-store shopping · Curbside pickup · Delivery

☐ Update results when map moves

Search this area

RIVERSIDE
EAST RIVERSIDE
Forest Glade
Windsor East
WFCU Centre
Walmart Supercentre
Michaels
Bd
Mobil
Anni's Threading & Spa
Recently viewed
Digital Oasis
Hindu Temple and Cultural Center
Amy's Helping Hand Home Care Service
Shoppers Drug Mart
Mercato Fresh
Forest Glade Optimist Park

Layers

For more information, please contact:

Mike Sleiman REALTOR®

📞 519.966.7777

✉ msleiman@windsor-realty.com

live better.

VALENTE

50+ years

519-966-7777

Remo Valente Real Estate (1990) Limited, Brokerage

Google Maps - Restaurants

Restaurants

Results

Nepali Palace Restaurant
4.6 ★★★★★ (88) · \$10–20
Restaurant · 1611 Lauzon Rd
Open · Closes 9 p.m.
Dine-in · Curbside pickup · No-contact delivery
[ORDER ONLINE](#)

Chuck's Roadhouse Bar & Grill Windsor
4.2 ★★★★★ (2,026) · \$10–30
Restaurant · 6675 Tecumseh Rd E
Open · Closes 12 a.m.
Dine-in · Curbside pickup · Delivery
[ORDER ONLINE](#)

Matter of Taste
4.4 ★★★★★ (416) · \$10–20
Restaurant · 1159 Lauzon Rd
Open · Closes 9 p.m.
Dine-in · Takeout · Delivery
[ORDER ONLINE](#)

Oishii Sushi
4.4 ★★★★★ (664) · \$30–40
Sushi · 7485 Tecumseh Rd E
Open · Closes 10 p.m.
Dine-in · Curbside pickup · No-contact delivery
[ORDER ONLINE](#)

Update results when map moves

For more information, please contact:

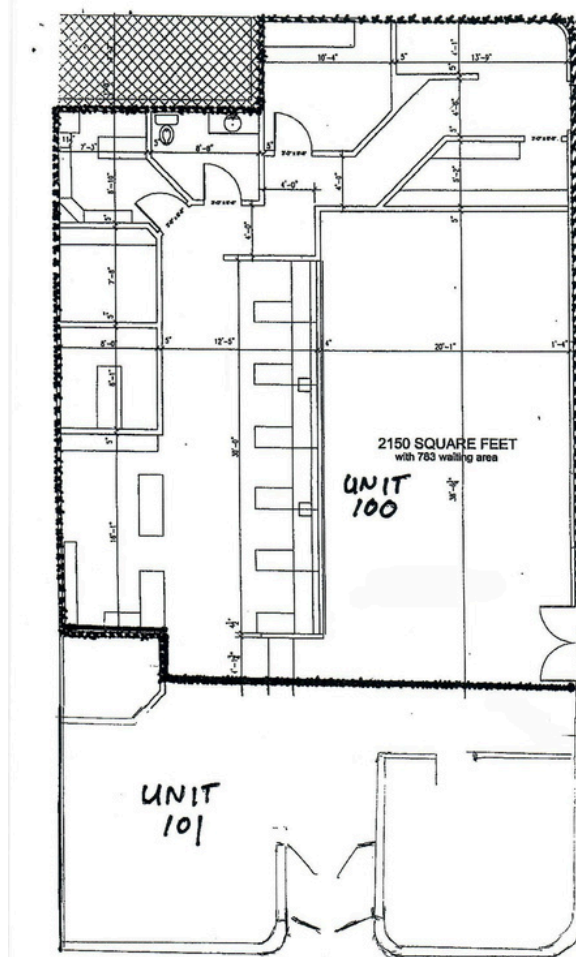
Mike Sleiman REALTOR®

☎ 519.966.7777

✉ msleiman@windsor-realty.com



Site Plan



For more information, please contact:

Mike Sleiman REALTOR®

📞 519.966.7777

✉ msleiman@windsor-realty.com



Remo Valente Real Estate (1990) Limited, Brokerage

Zoning Permitted Uses

16.3 Commercial District 3.3 (CD3.3)

16.3.1 Permitted Uses

Ambulance Service
Automobile Repair Garage
Bakery
Business Office
Child Care Centre
Commercial School
Confectionery
Food Outlet - Drive-Through
Food Outlet - Take-Out
Funeral Home
Garden Centre
Gas Bar
Hotel
Medical Appliance Facility

Medical Office
Micro-Brewery
Parking Garage
Personal Service Shop
Place of Entertainment and Recreation
Place of Worship
Print Shop
Professional Studio
Public Hall
Public Parking Area
Repair Shop - Light
Restaurant
Restaurant with Drive-Through

Retail Store
Service Station
Temporary Outdoor Vendor's Site
Veterinary Office
Warehouse
Wholesale Store
Workshop
Existing Automobile Collision Shop
Existing Industrial Use
Existing Motor Vehicle Dealership

For more information, please contact:

Mike Sleiman REALTOR®

📞 519.966.7777

✉ msleiman@windsor-realty.com



Remo Valente Real Estate (1990) Limited, Brokerage

Zoning Permitted Uses Continued

16.3 Commercial District 3.3 (CD3.3)

16.3.1 Permitted Uses Continued

Any use accessory to any of the above uses.

An *Outdoor Storage Yard* is prohibited, save and except with the following main uses:
Ambulance Service, Garden Centre, Temporary Outdoor Vendor's Site Existing Industrial Use, Existing Motor Vehicle Dealership

16.3.5 Provisions

- | | | |
|-----|---|----------------------|
| .4 | Building Height - maximum | 20.0 m |
| .10 | Gross Floor Area - maximum | |
| | a) <i>Bakery or Confectionary</i> | 500.0 m ² |
| | b) <i>Workshop - Percent of the gross floor area of the Retail Store or Wholesale Store</i> | 200.0% |
| .26 | <i>A Temporary Outdoor Vendor's Site is prohibited in a Business Improvement Area.</i> | |

For more information, please contact:

Mike Sleiman REALTOR®

☎ 519.966.7777

✉ msleiman@windsor-realty.com



Executive Summary

Strategic Location:

The property is strategically situated in Windsor, Ontario, which offers prominent exposure to vehicular traffic along one of the busiest arterial roads in Windsor, within direct proximity to other national retailers.

Executive Summary:

Mike Sleiman of Remo Valente Real Estate (1990) Limited is pleased to offer for lease retail this unit with impressive frontage in Windsor, Ontario. The retail plaza is located at 7755 Tecumseh Road East, Unit 100 on 1.177 acres.

7755 Tecumseh Road East, is a single level commercial plaza, containing a gross main floor area of 10,042 sq. ft. Currently there is 2,150 sq. ft available at \$16.00 plus additional estimated \$10.50 available for lease.

This document provides an overview regarding the said property and surrounding area.



For more information, please contact:

Mike Sleiman REALTOR®

☎ 519.966.7777

✉ msleiman@windsor-realty.com

This disclaimer shall apply to Remo Valente Real Estate (1990) Limited, Brokerage (Valente). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Valente, and Valente does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Valente does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Valente. Valente and the Valente logo are the service marks of Remo Valente Real Estate (1990) Limited. All other marks displayed on this document are the Property of their respective owners. All Rights Reserved. Mapping Source: Google Earth.