

Central Park Athletics

3400 Grand Marais Road East

Windsor, Ontario



Contact Us

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The Offering

Rare Opportunity to Acquire the Region’s Premier Athletics, Education and Multi-Purpose Recreational Facility

Stable Cash Flow with Significant Value Add Upside and Owner-Occupier Potential

CBRE Limited (“CBRE” or the “Advisor”) has been retained by the Seller as exclusive agent to arrange for the offering and sale of 3400 Grand Marais Road East in Windsor, Ontario (the “Property”). The Property, known as “Central Park Athletics” consists of 248,167 Sq. Ft. of multi-purpose sports and recreation space on 14.6 acres with 619 parking stalls and approx. 2.37 acres of excess land for future development.

This trophy asset features some of the region’s premier sports amenities including two full-size ice rinks, soccer fields, former baseball training facility and a full gymnasium with basketball court and pool. Additionally, the property has a host of viewing areas, classrooms, meeting room and recreational areas including a quick-serve and full-service restaurant and bar, multi-sport simulators and indoor climbing centre. The Property’s unique set of tenancies and infrastructure present a truly rare opportunity for investors or owner-user purchasers. Rarely does a property offer the combination of cash flow and upside that Central Park Athletics presents to potential buyers.

14.607

Total Site Size (Acres)

248,167

Total Building Size (Sq. Ft.)

2016

Year Retrofitted/ Expanded



Property Address	3400 Grand Marais Rd East, Windsor, ON, N8W 1W7	
Building Size Breakdown	Hockey Area	55,918 Sq. Ft
	Main Floor Class Rooms	8,279 Sq. Ft.
	Multi-Purpose Court	31,575 Sq. Ft
	Main Retail	15,885 Sq. Ft.
	2nd Floor Retail/ Restaurant	39,950 Sq. Ft.
	Indoor Soccer Fields	49,590 Sq. Ft.
	Fitness Centre	45,280 Sq. Ft.
	2nd Floor Classroom	1,690 Sq. Ft.
	Total Building Size	248,167 Sq. Ft
Total Site Area (Acres)	14.607 Acres with approx. 2.37 Acres of excess land	
Number Of Tenants	8	
Property Taxes (2024)	\$543,485.89	
Year Renovated/Expanded	2016	
Zoning	MD1.4 (Zoning By-law 8600)	

Key Features

- Two full-size ice pads and three indoor soccer pitches
- Fully accessible facility with three elevators
- Former baseball training facility with HitTrax
- Fully equipped gym with 25 meter pool and basketball court
- Full-service and licensed restaurant and banquet hall
- Indoor climbing gym for all ages
- Four golf/ multi-sport simulators
- Future rooftop patio expansion
- Excess land for future outdoor sports or dome

“CBRE or the Seller make no representations or warranties with respect to any Property information provided herein or within the Sharefile Dataroom. It is the sole responsibility of all parties, buyers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.”

Under 1 Minute From Windsor's Largest Employer

Central Park Athletics | 3400 Grand Marais Road East | Windsor, ON Canada

Under Construction
Gordie Howe International Bridge
Drive Time: 9 Minutes

E.C Row Expressway
Drive Time: 2 Minutes

Devonshire Mall
Drive Time: 7 Minutes

Stellantis Windsor Assembly Plant
4,400,000 SF Facility
Largest Employer In Windsor
Drive Time: 1 Minute

GRAND MARAIS ROAD EAST
Average Annual Daily Traffic Count (AADT) = 11,000 Vehicles (2018)

3400 Grand Marais Road East
248,167 Sq. Ft. Facility

619 Parking Stalls (Approx.)
(Whole Property)

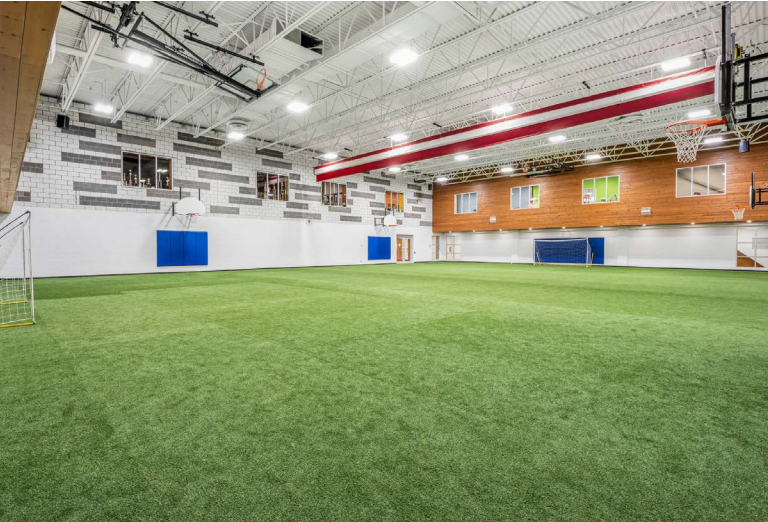
Excess Land
2.37 Acres (Approx.)

CENTRAL AVENUE
Average Annual Daily Traffic Count (AADT) = 14,600 Vehicles (2016)

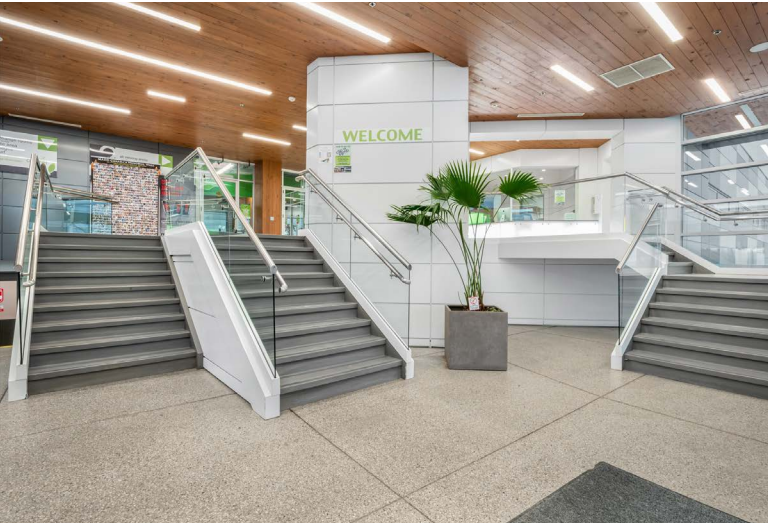
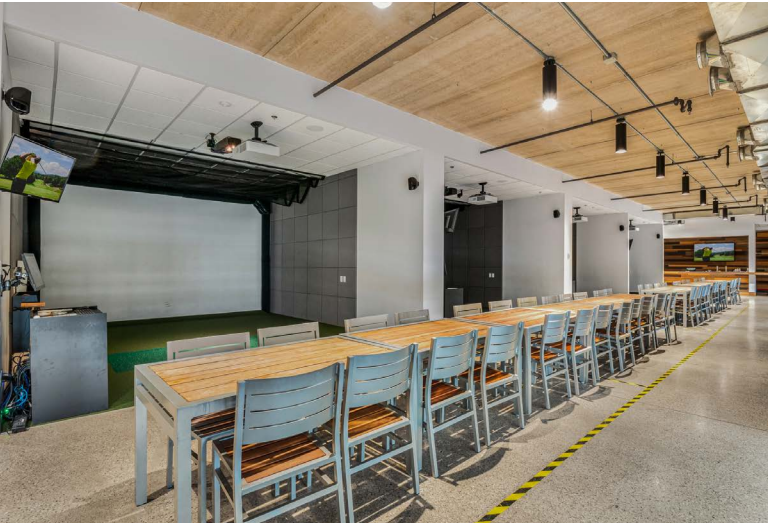
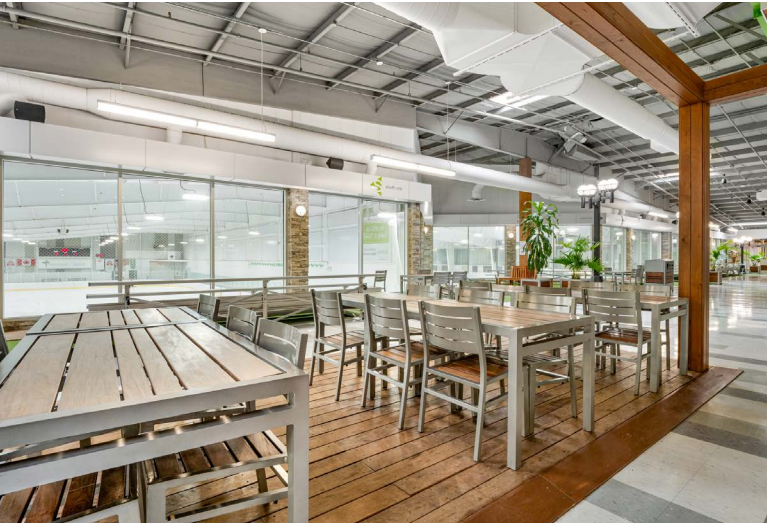
Property Photos

Fitness Facility / Basketball Court

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Common Areas / Golf Simulator



Exterior Photos

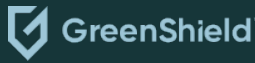


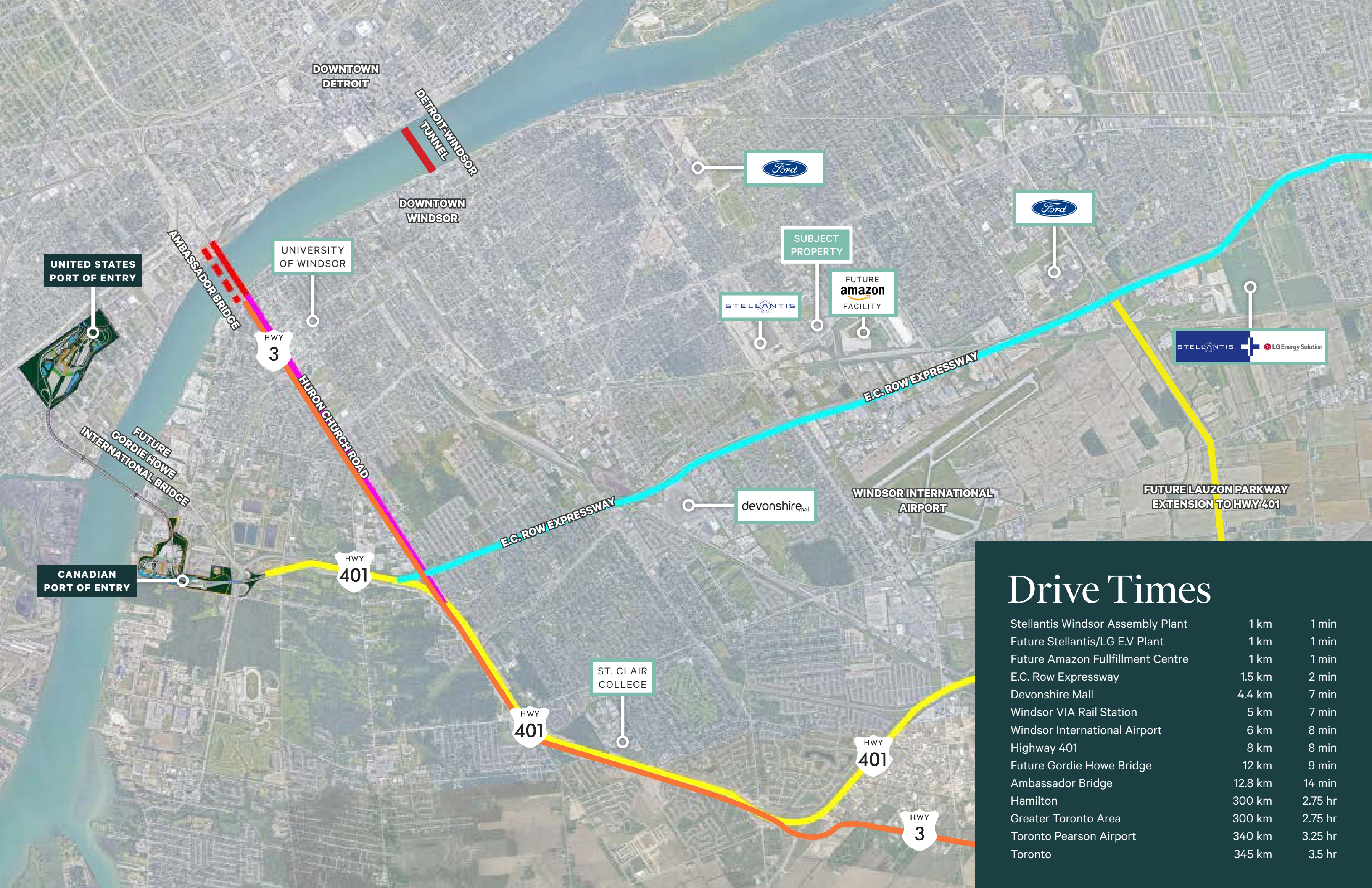
Central Location with near direct access to the E.C Row Expressway

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Key Area Employers





Drive Times

Stellantis Windsor Assembly Plant	1 km	1 min
Future Stellantis/LG E.V Plant	1 km	1 min
Future Amazon Fullfillment Centre	1 km	1 min
E.C. Row Expressway	1.5 km	2 min
Devonshire Mall	4.4 km	7 min
Windsor VIA Rail Station	5 km	7 min
Windsor International Airport	6 km	8 min
Highway 401	8 km	8 min
Future Gordie Howe Bridge	12 km	9 min
Ambassador Bridge	12.8 km	14 min
Hamilton	300 km	2.75 hr
Greater Toronto Area	300 km	2.75 hr
Toronto Pearson Airport	340 km	3.25 hr
Toronto	345 km	3.5 hr



For more information on the Property, including access to all available due diligence materials, please contact CBRE for a copy of the Confidentiality Agreement. Access to the CBRE Sharefile Dataroom and Confidential Information Memorandum will only be provided following receipt of the signed Confidentiality Agreement and Seller approval.

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