

FOR SALE

# 2025 Division Road

Windsor, Ontario



For more information, please contact:

**Mike Sleiman** REALTOR®

📞 519.966.7777

✉️ [msleiman@windsor-realty.com](mailto:msleiman@windsor-realty.com)



# Property Highlights

High-profile Division Road (now known as Cabana Road East) location with excellent visibility and exposure. This prime commercial property sits on approximately 1.35 acres, offering 266 feet of frontage. With superior access and prominent exposure to heavy vehicular traffic, the site is ideally positioned in Windsor's thriving retail district, surrounded by major national retailers and in close proximity to the Windsor International Airport and all major highways.

Now available for sale - an exceptional opportunity for investors and developers to secure a high-exposure retail site in one of Windsor's most sought-after commercial corridors.

The "Seller" has retained Mike Sleiman, REALTOR® of Remo Valente Real Estate (1990) Limited to sell this commercial property located at 2025 Division Road in Windsor, Ontario.

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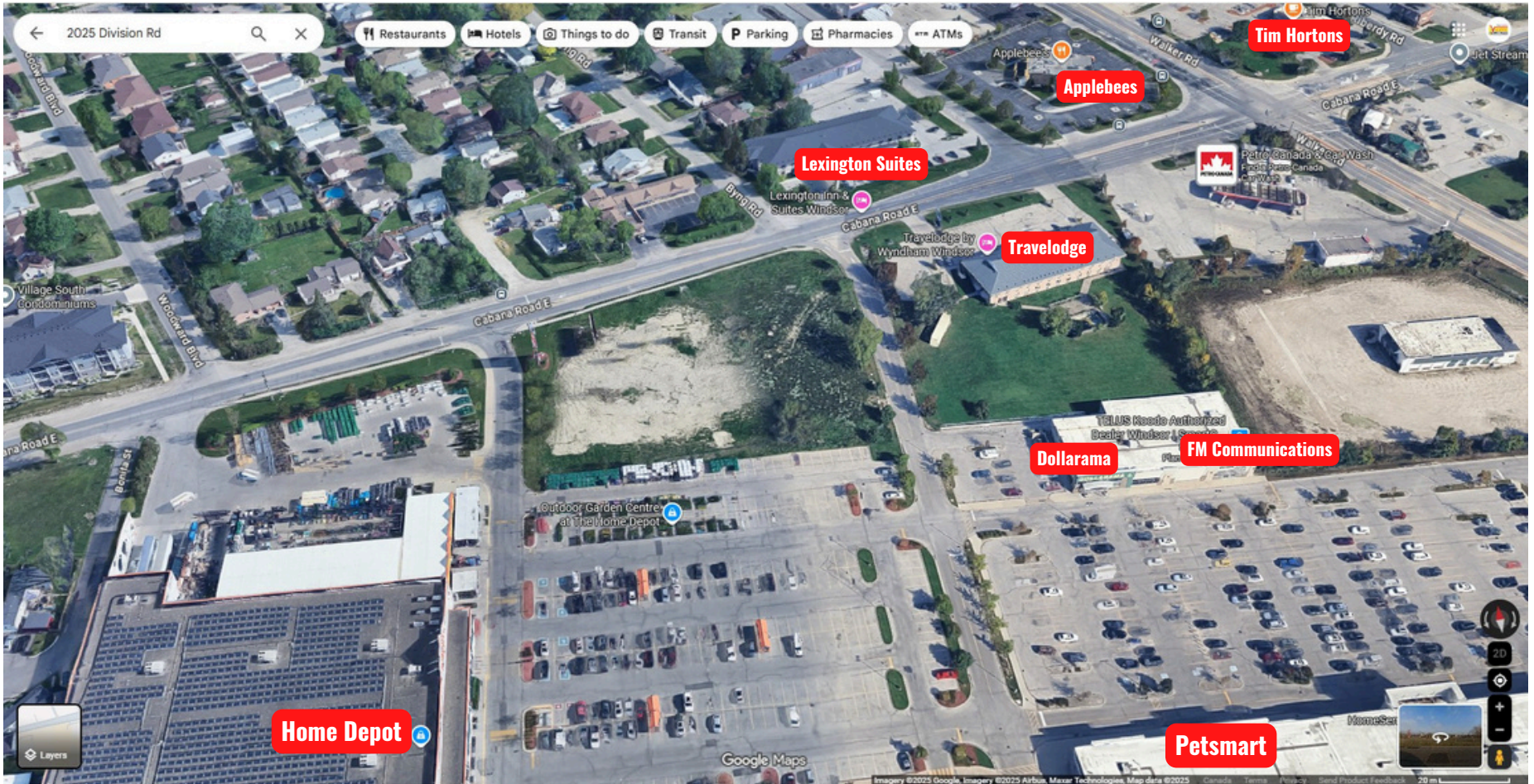
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# Aerial View



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# Zoning Permitted Uses

## 16.3 Commercial District 3.3 (CD3.3)

### 16.3.1 Permitted Uses

<i>Ambulance Service</i>	<i>Personal Service Shop</i>
<i>Automobile Repair Garage</i>	<i>Place of Entertainment &amp; Recreation</i>
<i>Bakery</i>	<i>Place of Worship</i>
<i>Business Office</i>	<i>Print Shop</i>
<i>Child Care Centre</i>	<i>Professional Studio</i>
<i>Commercial School</i>	<i>Public Hall</i>
<i>Confectionery</i>	<i>Public Parking Area</i>
<i>Food Outlet - Drive-Through</i>	<i>Repair Shop - Light</i>
<i>Food Outlet - Take-Out</i>	<i>Restaurant</i>
<i>Funeral Home</i>	<i>Restaurant with Drive-Through</i>
<i>Garden Centre</i>	<i>Retail Store</i>
<i>Gas Bar</i>	<i>Service Station</i>
<i>Hotel</i>	<i>Temporary Outdoor Vendor's Site</i>
<i>Medical Appliance Facility</i>	<i>Veterinary Office</i>
<i>Medical Office</i>	<i>Warehouse</i>
<i>Micro-Brewery</i>	<i>Wholesale Store</i>
<i>Parking Garage</i>	<i>Workshop</i>

*Existing Automobile Collision Shop*  
*Existing Industrial Use*  
*Existing Motor Vehicle Dealership*

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 Automobile Collision Shop, 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 <sup>2</sup> |
|     | 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>      |                      |

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