



# FOR SALE

484 Pelissier, Windsor, Ontario

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## TIM ONDEJKO

BROKER | 519-944-5357

# 484 Pelissier Street

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## PROPERTY FEATURES

Located in the heart of Windsor's Professional District. The property features approximately 5,443 SF. The ground floor offers approximately 2,600± SF of functional commercial space. The second floor offers approximately 2,800± SF of professional office space finished with high-end materials.

The office space offers quality finishes and a functional layout suitable for professional services, with the added convenience of being directly adjacent to the City of Windsor Parking Garage, providing easy access for staff and clients.

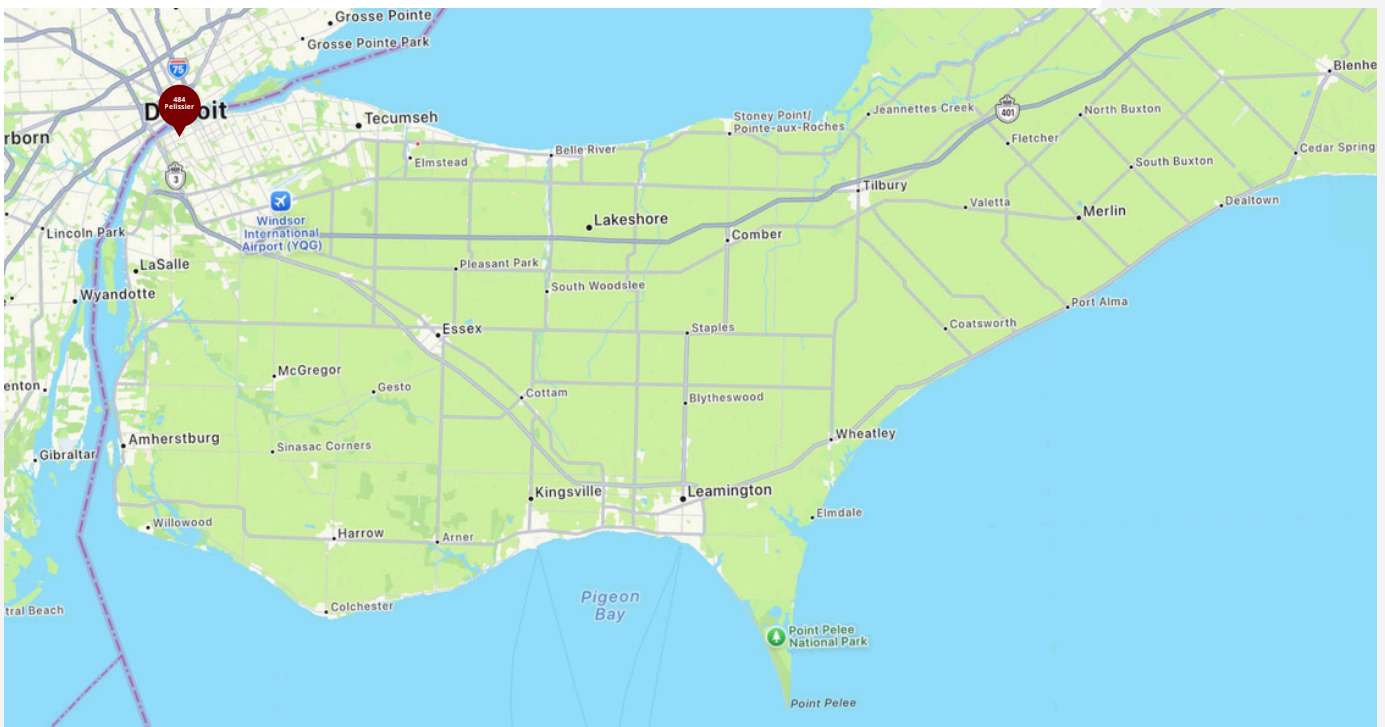
This central location provides proximity to key amenities, professional services, and government offices, making it a strategic choice for businesses looking to establish or expand their presence in the downtown core. Ready for immediate occupancy.

**Sale Price:** \$775,000.00

**Property Taxes:** \$15,006 (2024)

**Zoning:** CD3.6

**Virtual Tour:** [Click Here](#)



# FIRST FLOOR

The ground floor offers approximately 2,600± SF of functional commercial space with a practical layout that includes open work areas, private rooms, and space suitable for reception or client-facing use. With direct street access and strong presence along Pelissier Street, the floor is well suited for a variety of office or service uses and can be easily adapted to meet operational needs.

## 484 Pelissier St, Windsor, ON

Main Floor Exterior Area 2600.98 sq ft  
Interior Area 2362.55 sq ft



Note: Actual square footage may vary from iGuide video calculations.

# FIRST FLOOR

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# SECOND FLOOR

The second floor offers approximately 2,800 SF of professional office space finished with high-end materials and delivered fully furnished, providing a turnkey solution for immediate occupancy. The layout includes a mix of private offices, meeting areas, and open workspace designed to support efficient daily operations in a professional setting.

Large windows provide strong natural light throughout, while the overall configuration supports a range of professional uses. Move-in ready and well appointed, the second floor is ideal for firms seeking a polished workspace in a central downtown location.

## 484 Pelissier St, Windsor, ON

Upper Level Exterior Area 2792.68 sq ft  
Interior Area 2566.80 sq ft



Note: Actual square footage may vary from iGuide video calculations.

# SECOND FLOOR

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