

Lennard:

# 2437

# CENTRAL AVE

# WINDSOR, ON

Investment Opportunity



# EXECUTIVE SUMMARY

## THE OFFERING

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained on an exclusive basis to offer for sale a 100% freehold interest in a freestanding commercial property located at 2437 Central Avenue, Windsor, ON (the “Property”).

The Property comprises 32,280 SF on 2.3 acres and is primarily leased to Fit4Less, a corporate banner of GoodLife Fitness, Canada’s largest health club operator with over 450 locations nationwide. Fit4Less has operated at the site since 2014, providing a long-standing and stable presence within the community. A complementary chiropractic clinic occupies a smaller portion of the building, further enhancing the health and wellness profile of the asset.

Strategically located adjacent to the Stellantis Windsor Assembly Plant, which employs over 4,200 workers, the Property also benefits from the surrounding concentration of industrial and manufacturing employers. This broader employment base provides a large pool of “blue collar” employees that align well with Fit4Less’ target demographic. The site is easily accessible and well-positioned near Tecumseh Road East, a major east-west corridor in Windsor.

With in-place rents at just \$5.55 PSF, the Property offers significant future rental upside. Zoning is flexible, permitting a wide range of retail, industrial, and storage uses, while pricing at approximately \$87 PSF is well below replacement cost.

This offering represents a unique opportunity to acquire a stabilized, necessity-based fitness asset with a strong corporate covenant, excellent underlying real estate fundamentals, and long-term growth potential.

## ASKING PRICE:

**\$2,800,000 (\$87 PSF)**

## OFFERING PROCESS

Proponents are invited to submit their offers to the Advisor at any time. Offers will be reviewed as received.





# INVESTMENT HIGHLIGHTS



Established long-standing fitness club, acquired by GoodLife in 2014 and operating under the Fit4Less banner



32,280 SF freestanding building on 2.3 acres



Complementary ancillary healthcare tenant on site (chiropractic clinic)



Significantly below-market rents at only \$5.55 PSF, offering meaningful future rental upside



Priced well below replacement cost at approximately \$87 PSF



Fit4Less model is ideally suited for the Windsor market, benefiting from thousands of nearby “blue collar” employees that align with the club’s target demographic



Flexible zoning permitting a wide mix of retail, industrial, and storage uses




Strategically located adjacent to the Stellantis Windsor Assembly Plant, one of Canada’s largest manufacturing facilities, comprising a 4.4 million SF facility spanning 177 acres and employing over 4,200 workers



Strong corporate covenant with GoodLife, Canada’s largest health club operator with over 450 locations nationwide



An aerial photograph showing the Stellantis Windsor Assembly Plant, a large white industrial facility in the background. In the foreground, a yellow outline marks a specific area containing several smaller buildings, parking lots with cars and trucks, and a large lot filled with white semi-trailers. The surrounding area includes residential neighborhoods with houses and trees, and other commercial buildings. The sky is blue with scattered white clouds.

## STELLANTIS (CHRYSLER) WINDSOR ASSEMBLY PLANT

THE STELLANTIS WINDSOR ASSEMBLY PLANT SPANS 177 ACRES AND ENCOMPASSES A 4.4 MILLION SF FACILITY, MAKING IT ONE OF THE LARGEST MANUFACTURING OPERATIONS IN CANADA AND HOME TO MORE THAN 4,200 EMPLOYEES.





E.C. ROW EXPRESSWAY

# AERIAL OVERVIEW

GRAND CENTRAL  
BUSINESS PARK

amazon  
DCL8 LAST MILE  
DELIVERY

CENTRAL PARK  
ATHLETICS

STELLANTIS (CHRYSLER)

Fit 4 Less  
PROUDLY CANADIAN  
2437 CENTRAL AVE

metro

CENTRAL ANIMAL  
HOSPITAL

Scotiabank

DOLLARAMA

easyfinancial  
services



Central Ave

Tecumseh Road East





# GOODLIFE FITNESS

Largest health club company in Canada with 450+ locations, 1.5 million members, and more than 11,500 associates.





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