

For Sale

2885-2889 Howard, Windsor ON

\$9,900,000



For more information, please contact:

**Julio Manga**

REALTOR®

📞 519.562.7562

✉️ [juliomanga89@gmail.com](mailto:juliomanga89@gmail.com)



# Property Highlights



*Exceptional opportunity to acquire the 87-room Ivy Rose Motel and the iconic Hi-Ho Diner in one of Windsor's most trafficked areas. Motel features all new furniture in every room and offers a strong mix of long-term multi-room suites and short-stay accommodations, generating consistent high turnover. The Hi-Ho Diner, established in 1937 and famous for its "Grumpy Burger," was a 1950s-60s hotspot and revived in 2017 with original recipes. Restaurant also enjoys high customer turnover and recent upgrades including new roof, new 10-ton A/C unit, and fully renovated kitchen. Turnkey hospitality and restaurant investment with strong brand recognition and income potential.*



# Site Photos



# Restaurant Highlights

The ***Hi-Ho Diner***\* chain in Windsor, founded in 1937, became an iconic local drive-up restaurant famous for its "Grumpy burgers" and 1960s carhop service. At its peak, seven locations existed before closing; the brand was revived in 2017 at Walker Road and Howard Avenue locations.

## ***Key Historical Details:***

- **Origins:** The first Hi-Ho began on Sandwich Street in 1937, revolutionizing local dining with carhop service.
- **Peak Popularity:** During the 1960s, it was a major teenager hangout with seven locations serving signature "Grumpy" burgers.
- **Memories:** The restaurants were famous for car-side service, menu boards, and neon signs, serving as a social hub for many Windsorites.
- **The Comeback:** In 2017, owner Peter Dedvukaj revived the brand, transforming the former Michigan Diner on Howard Ave and the former Champions on Walker Road back into Hi-Ho restaurants to bring back the nostalgic experience.

*\*Hi Ho name can be purchased in the sale*

# Zoning Permitted Uses

## COMMERCIAL DISTRICT 3.3 (CD3.3)

### PERMITTED USES:

- Ambulance Service
- Automobile Repair Garage
- Bakery
- Business Office
- Child Care Centre
- Commercial School
- Confectionery
- Food Outlet - Drive-Thru
- Food Outlet - Take-Out
- Funeral Home
- Garden Centre
- Gas Bar
- Hotel
- Medical Appliance Facility
- Medical Office
- Micro-Brewery
- Parking Garage
- Existing Automobile Collision Shop
- Existing Industrial Use
- Existing Motor Vehicle Dealership
- Personal Service Shop
- Place of Entertainment & Rec
- Place of Worship
- Print Shop
- Professional Studio
- Public Hall
- Public Parking Area
- Repair Shop - Light
- Restaurant
- Restaurant with Drive-Thru
- Retail Store
- Service Station
- Temporary Outdoor Vendor's Site
- Veterinary Office
- Warehouse
- Wholesale Store
- Workshop

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 Repair Collision Shop, Existing Industrial Use, Existing Motor Vehicle Dealership.*

## COMMERCIAL DISTRICT 3.3 (CD3.3)

### PROVISIONS:

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

## COMMERCIAL DISTRICT 3.4 (CD3.4)

### PERMITTED USES:

- Business Office
- Food Convenience Store
- Food Outlet - Take-Out
- Health Studio
- Medical Office
- Medical Appliance Facility
- Personal Service Shop
- Pharmacy
- Professional Studio
- Public Hall
- Restaurant
- Retail Store

Any use accessory to the preceding uses. An *Outdoor Storage Yard* is prohibited.

### PROVISIONS:

- Building Height - maximum: 14.0 m
- Landscaped Open Space Yard - maximum: 20.0% of lot area
- Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited

# Zoning Permitted Uses

## MANUFACTURING DISTRICT 2.2 (MD2.2) PERMITTED USES:

- Industrial Use
- Ambulance Service
- Building Materials Recycling Store
- Food Catering Service
- Micro-Brewery
- Motor Vehicle Salvage Operation
- Salvage Operation
- Self-Storage Facility
- Towing Facility

## PROVISIONS:

- Front Yard Depth - maximum: 6.0 m
- Side Yard Width - minimum:
  - a) Front a *side lot line* that abuts a lot on which a *dwelling or dwelling unit* is located 6.0 m
  - b) From an *exterior lot line* 3.0 m
- Lanscaped Open Space Yard - minimum 15% of lot area

Any use accessory to the preceding uses, including a *Caretaker's Residence*.

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.



For more information, please contact:

**Julio Manga**

REALTOR®

📞 519.562.7562

✉️ [juliomanga89@gmail.com](mailto:juliomanga89@gmail.com)

