

Executive Summary

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Mike Sleiman of Remo Valente Real Estate (1990) Limited is pleased to offer for lease retail plaza in Windsor, Ontario. The retail plaza is located at 1690 Huron Church Road on 1.137 acres, located only minutes from North America's busiest border crossing, the Ambassador Bridge.

1690 Huron Church Road, is a single level commercial plaza, containing a gross main floor area of 9,300 sq. ft. The plaza has a mixture of triple "A" tenants including UPS, Subway & Shelby's with drive thru. Currently there is 3,710 sq. ft available. Units at \$35.00 plus additional \$13.00 available for lease, Landlord will demise.

This document provides an overview regarding the said property and surrounding area.



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Property Profile



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Rendering



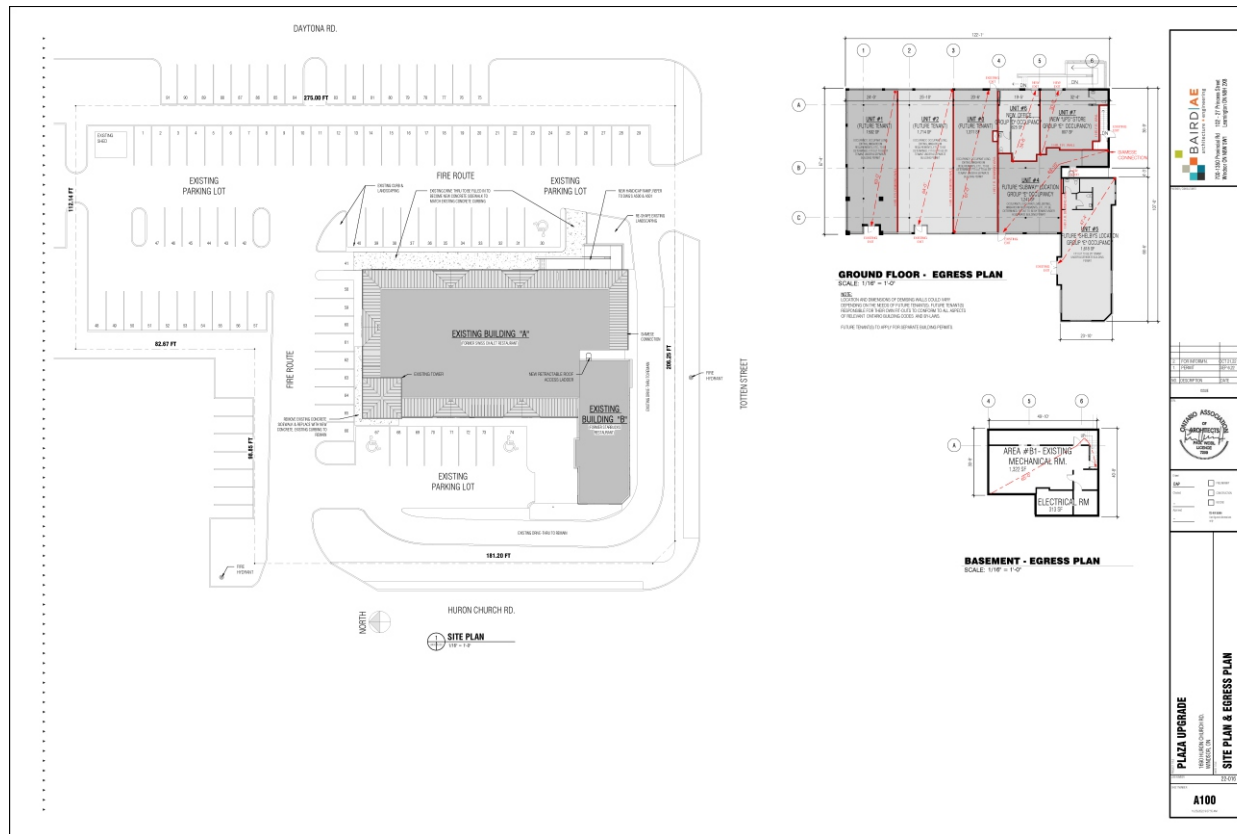
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Site Plan



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Investment Highlights

Overview of the Opportunity:

The unit retail complex is situated on a site totalling approximately 1.137 acres at the corner of Huron Church Road and Totten Street. The property has superior access to and from Huron Church Road, while also offering tenants exceptional signage opportunities. 3 units are currently leased to a diverse roster of national tenants, including Subway, United Postal Service (UPS) and Shelby's. Currently the building will be receiving an modernized exterior facade. The Landlord will demise.

Strategic Location:

The property is strategically situated in the City of Windsor, Ontario, close to the University of Windsor and less than 3 kilometers to the Ambassador Bridge and 9.3 kilometers to the 401 Highway. The property has an excellent location with frontage on Huron Church Road, which offers prominent exposure to vehicular traffic along one of the busiest arterial roads in Windsor, in the heart of the retail district within direct proximity to other national retailers.



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Property Description

On-site Parking:

The site has paved parking along the Huron Church Road frontage, and sufficient parking with approximately 68 parking spaces for retail users in the north portion of the site along Daytona Street.

Huron Church Traffic Counts:

This Section of Huron Church Road receives approximately 45,150 daily traffic counts going in either direction (Average Annual daily traffic count estimated using cameras- City of Windsor 2010)

Signage:

Sign banners are located the face of the building, and a free-standing posted sign (electronically lit) along the road allowance.



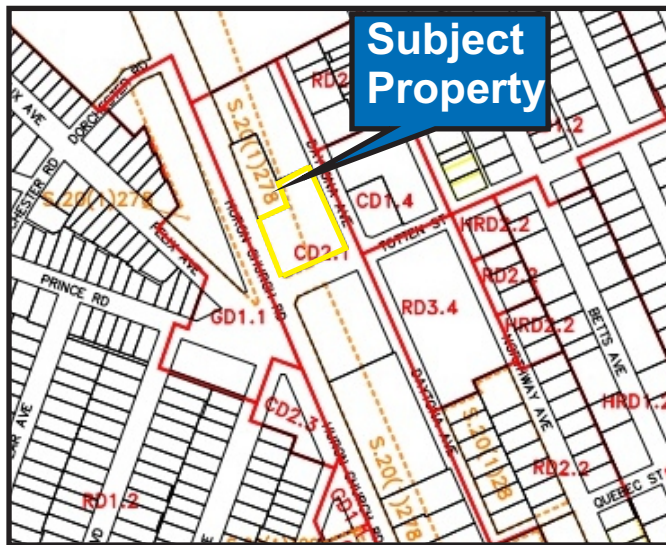
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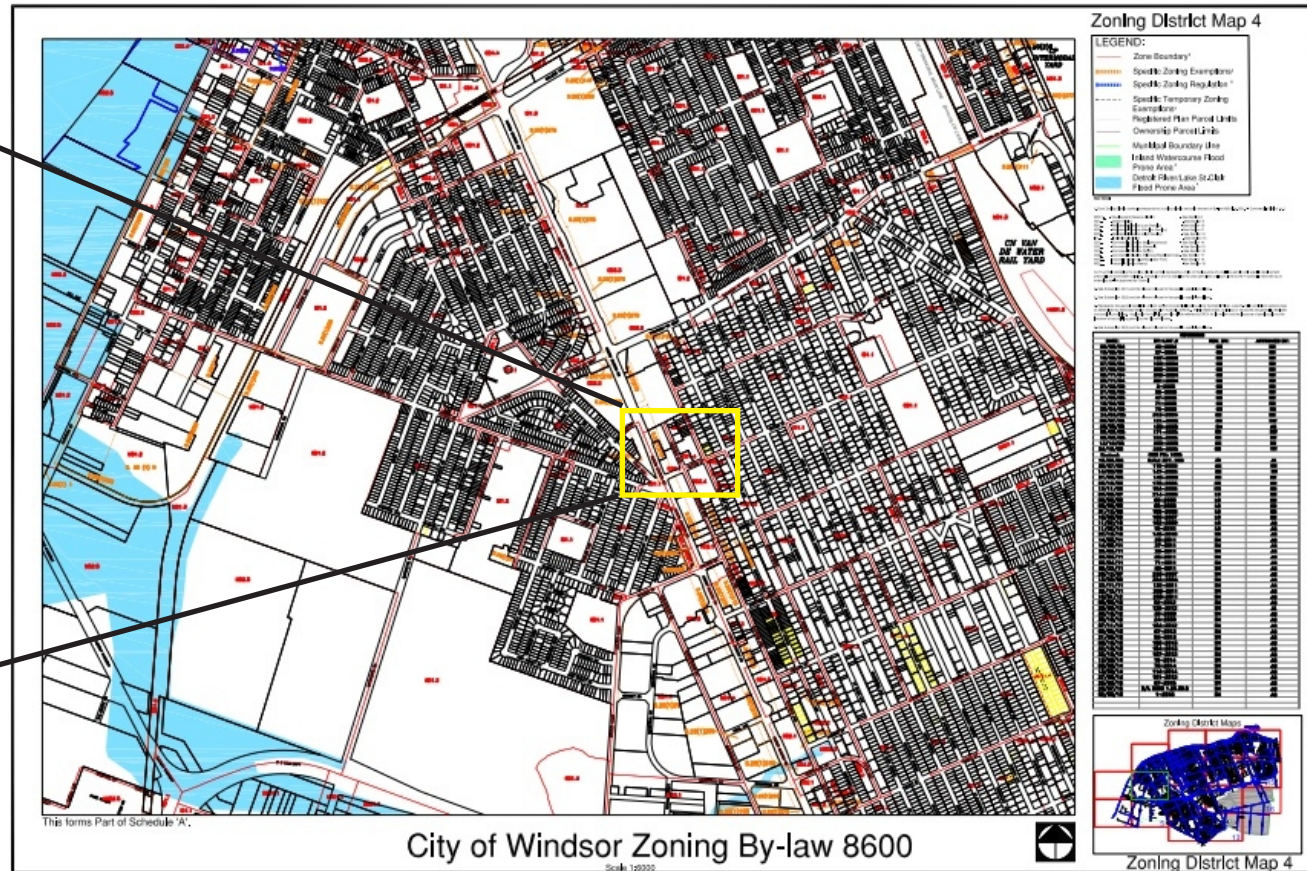
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Zoning- City of Windsor



COMMERICAL DISTRICT 2.1 (CD2.1)



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Zoning Permitted Uses

Section 15- Commercial Districts 2. (Cd2.) Commercial District 2.1 (CD2.1)

- (i) A retail store, not including a retail store for the sale of motor vehicles or heavy machinery; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; a garden centre and, exclusive of a lot in a Business Improvement Area, a temporary outdoor vendor's site. (Amended by B/L 8614, JUNE 23, 1986 and B/L 232-2006, Jan. 18 2007)
- (ii) A personal service shop; day nursery; funeral home; church; church hall; tourist home. (Amended by B/L 11922, Sept. 23/1994)
- (iii) A business; financial; medical or veterinary office; professional studio; commercial school;
- (iv) A light repair shop; gas bar; an existing service station; an existing automobile repair garage (Amendment by B/L 11614, Vo.1/1993)
- (v) A restaurant, take-out food outlet; microbrewery; drive-through food outlet; drive-through restaurant; (Amended by B/L 33-2001, October 23, 2001, OMB Decision/Order No. 1716, OMB Case No. PI010233 and Amended by B/L 375-2004, D Dec 21, 2004 and Amended by B/L 164-2010, Nov. 17, 2010)
- (vi) Place of entertainment and recreation; private hall;
- (vii) A public parking area; parking garage;
- (viii) Any use accessory to the foregoing uses, not including an outdoor storage yard unless otherwise specifically permitted by this by-law (Amended by B/L 232-2006, Jan. 18 2007)



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Zoning Permitted Uses

Section 15- Commercial Districts 2. (Cd2.) Regulations:

(i) Maximum building height- equal to the length of the longest exterior lot line or 14 metres, whichever is the lesser;
(Amended by B/L 363-2002, Dec. 31 2002)

(ii) A Tourist Home shall have a maximum occupancy of 10 persons not including the receiving family or staff and shall be licensed as a type 1 Lodging House under City of Windsor By-Law Number 5900, as the same may be amended from time to time.
(Added by B/L 11992, Sept. 23/1994)

(iii) Supplementary Regulations; See Section
21 re: Supplementary Use Regulations
22 re: Supplementary Lot Regulations
23 re: Supplementary Building Regulations
24 re: Parking Space Regulations
25 re: Parking Area Regulations
(Amended by B/L 11922, Sept. 23/1994)



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