

**AVISON
YOUNG**

For Sale | 176 University Ave. W., Windsor

35 residential units + 4 vacant floors ready for construction



- 35 residential units with 28,215 SF of vacant space
- Drawings to add an additional 32 residential units
- Landmark downtown Windsor mixed-use building close to waterfront
- Opportunity for office-to-residential conversion or availability for office user

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Property Overview

176 University Ave. W.

- 4 vacant floors offering the potential for residential conversion or immediate office lease-up
- Drawings for additional 32 residential units
- 28,215 SF of vacant space
- Excellent location, landmark building in downtown Windsor



Existing Building Details

Site Area	21,914 ft ²
Year Built	1929
Units	35 + 32 potential units with office conversion
Elevator	3 passenger
Hydro	Separately-metered
Domestic Hot Water	2 DHW tanks (5 years)
Parking	44 surface
Laundry	2 washers, 3 dryers (owned)
Taxes	\$115,351 (2024)



Suite Breakdown

The Property currently has 28,215 of vacant space. The vendor has drawings to create an additional 32 residential units for a potential office-to-residential conversion and lease the future residential units at market. As well, there is also the potential to lease the office space at market rents.

Existing Building Breakdown

Unit Breakdown	Units	Avg Rent	Market Rent
1 Bedroom	25	\$1,062	\$1,600
2 Bedroom	10	\$1,304	\$2,000
Total/Average	35	\$1,131	\$1,714

Existing Units Plus Residential Conversion

Unit Breakdown	Units	Avg Rent	Market Rent
1 Bedroom	25	\$1,062	\$1,600
1 Bedroom Conversion	11	\$1,900	\$1,900
2 Bedroom Conversion	21	\$2,200	\$2,200
2 Bedroom	10	\$1,304	\$2,000
Total/Average	67	\$1,592	\$1,897



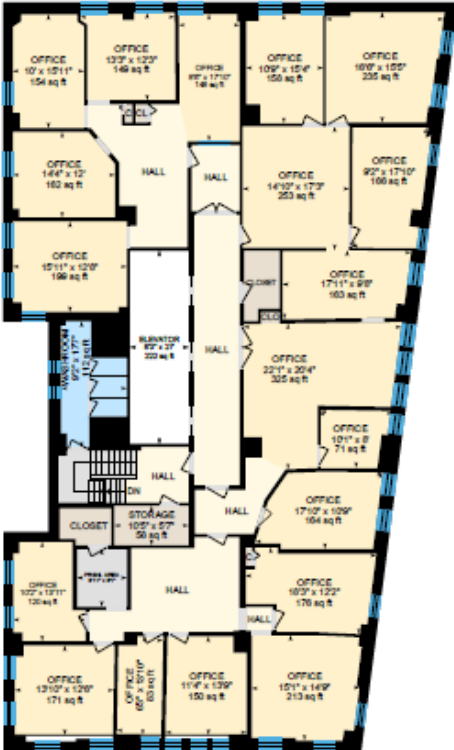
Property Overview
Floor Plans

2ND FLOOR | 9,010 sf



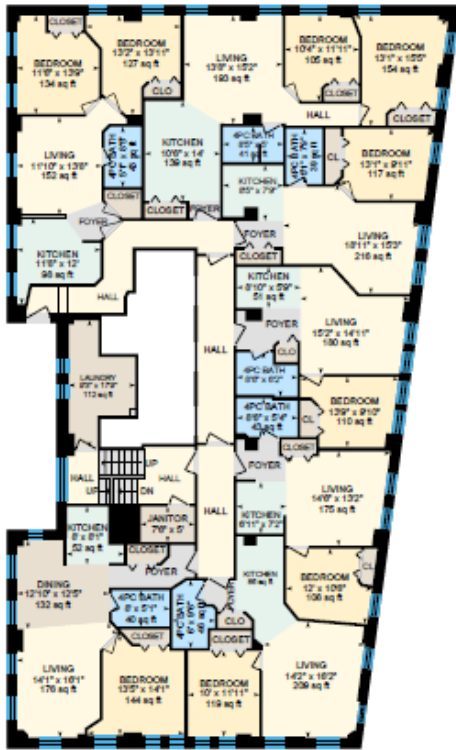
VACANT OFFICE

3RD FLOOR | 4,100 sf



VACANT OFFICE

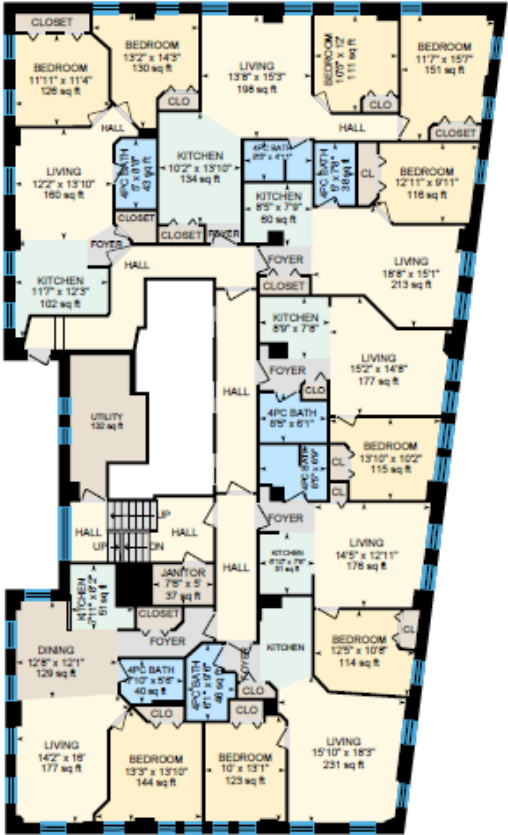
4TH FLOOR



OCCUPIED RESIDENTIAL

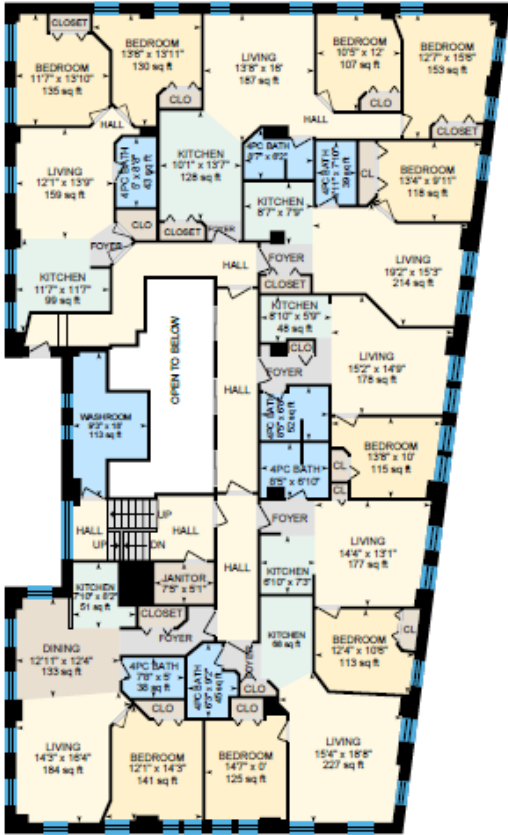
Property Overview
Floor Plans

5TH FLOOR



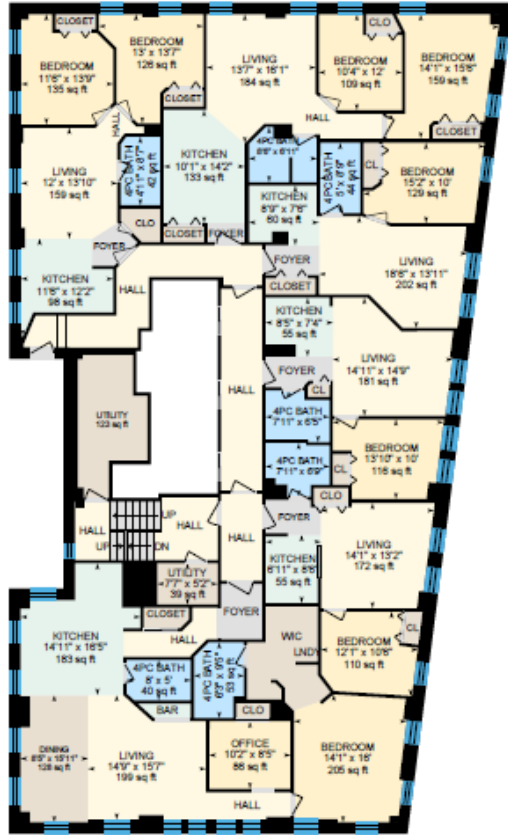
OCCUPIED RESIDENTIAL

6TH FLOOR



OCCUPIED RESIDENTIAL

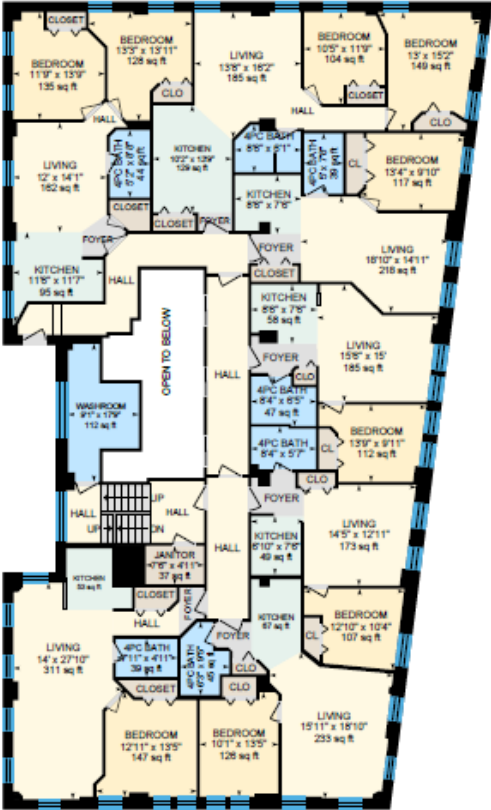
7TH FLOOR



OCCUPIED RESIDENTIAL

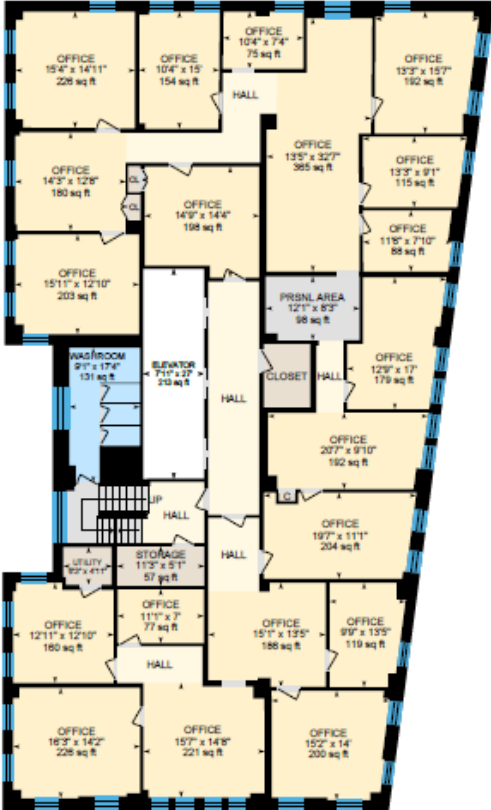
Property Overview
Floor Plans

8TH FLOOR



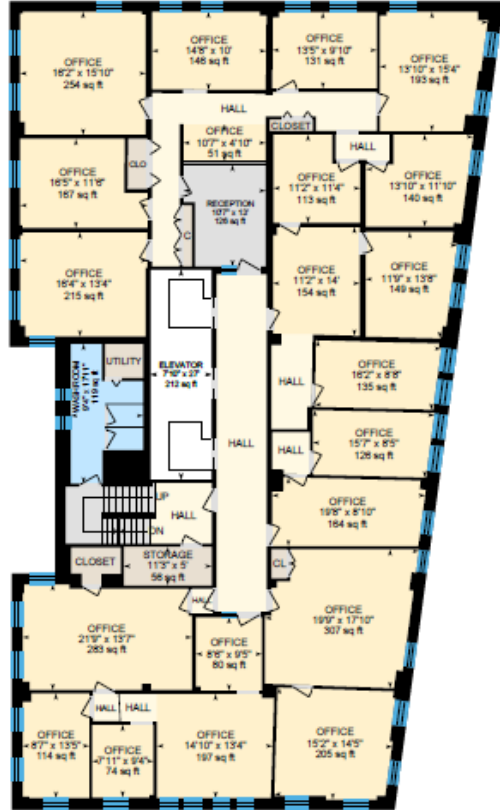
OCCUPIED RESIDENTIAL

9TH FLOOR | 5,735 sf



VACANT OFFICE

10TH FLOOR | 5,735 sf



VACANT OFFICE

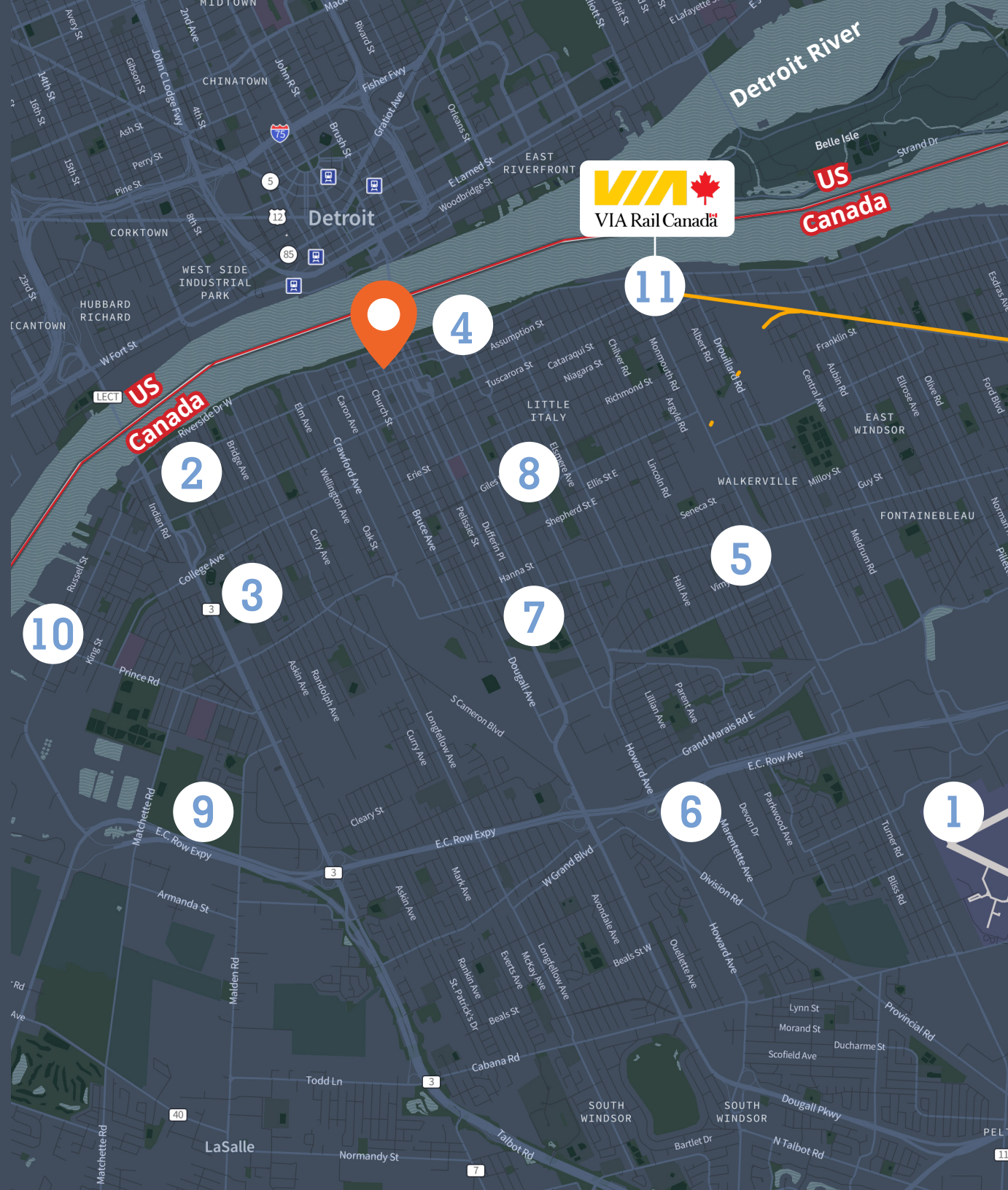
Windsor

176 University Avenue West (the "Property") is located at the nearest intersection of University Avenue & Victoria Avenue, steps to Downtown Windsor. Windsor is known as the Automotive Capital of Canada, through its strong industrial and manufacturing practices. Nearby amenities include Caesars Windsor, The Waterfront, Detroit-Windsor Tunnel.

The Gordie Howe International Bridge is planned to open in 2025, allowing another connection between Detroit and Windsor. Additionally, the NextStar Energy Plant is on track to open late 2025, which will employ approximately 2,500 individuals and promote local economic growth.

-  Subject Property
-  VIA Rail

1. Windsor International Airport
2. University of Windsor
3. Toldo Lancer Center
4. Caesar/Casino Hotel
5. Windsor Regional Hospital
6. Devonshire Mall
 - Hudson's Bay
 - Sport Chek
 - Shopper's Drug Mart
 - Metro
7. Jackson Park
8. Willistead Manor
9. Malden Park
10. Queen's Dock
11. Windsor VIA Rail Station



For Sale

176 University Ave. W., Windsor

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Bid Date to be announced

For More Information About this Offering:

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