



**736-744
OUELLETTE AVE
WINDSOR**

Downtown Commercial Building

736-744 Ouellette Avenue is located one block SW City Hall Square and all the amenities in Downtown Windsor.

The building also features double street exposure onto Ouellette Ave and Dufferin Place. Downtown Windsor is the economic and cultural hub of the region and offers prime investment opportunities.

The central business district includes the largest casino resort in Canada, a 27-story hotel tower at Caesars Windsor, five new post-secondary campuses and a 5,000-seater entertainment auditorium, to name a few.

Chris Kirwin AACI SIOR
President | Broker of Record
+1 519 438 4300 x 201
Chris.Kirwin@colliers.com

Lisa Handa P.Eng
Sales Representative
+1 519 438 4300 x 206
Lisa.Handa@colliers.com

John Paddon
VP | Sales Representative*
+1 416 643 3737
John.Paddon@colliers.com

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Colliers International
London Ontario Brokerage
650 Colborne Street
London, ON | N6A 5A1
TF: +1 877 730 6500



AREA DEMOGRAPHICS



Total Population
(in a 3 km radius)
55,758



Average Household Income
(Windsor)
\$69,379



Unemployment Rate
(November 2018)
6.9%



Education Attainment
Highschool Diploma: 30%
College Diploma: 26.3%
Post-Secondary Degree: 26%



Transit
Drive to work: 86%
Take public transit to work:
3.4%

BUILDING SPECIFICATIONS

Civic Address 736-744 Ouellette Avenue, Windsor

Building Area 20,400 SF rentable area

Location The Property is located approximately 650 feet south of the intersection of Ouellette Ave and Wyandotte Street

Zoning CD 3.1 Commercial District

Permitted Uses (not limited to): hotel, motel, medical office, retail store (with restrictions), restaurant, micro-brewery, place of entertainment and recreation (with restrictions), private hall, commercial school, etc.

Year Built 1946 (Building completely renovated)

Occupancy 100% Occupied (10 year term, AAA single tenant)

Net Operating Income \$265,093.⁸⁰

ASKING PRICE
\$3,900,000

736-744 OUELLETTE AVE WINDSOR

INVESTMENT HIGHLIGHTS

- AAA tenant
- 100% occupied by 1 tenant
- Long term lease (10 years)
- Broad zoning including medical, retail and hospitality
- The building has recently been renovated
- Well located on a major thoroughfare in Downtown Windsor
- Large site with double street exposure





650 Colborne Street, Suite 100
 London, ON N6A 5A1
 T: 519 438 4300
 chris.kirwin@colliers.com

PRINCIPAL CONFIDENTIALITY AGREEMENT

("Confidentiality Agreement")

736-744 Ouellette Avenue

Windsor, Ontario, Canada

Please return an executed copy to:

chris.kirwin@colliers.com

lisa.handa@colliers.com

The undersigned has been advised that Colliers International London Ontario ("Colliers") has been retained by the owner ("Owner") of 736-744 Ouellette Avenue, Windsor, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the property.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

I expressly consent to receiving further electronic communication from Colliers.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers International.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2020

Signature: _____ Phone: _____

Name: _____ Company: _____

Email: _____ Title: _____

Address: _____