

INVESTMENT OPPORTUNITY
7980 MENARD STREET
WINDSOR, ONTARIO
INVESTMENT SUMMARY



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THE OFFERING

Colliers International is pleased to offer for sale a 100% freehold interest in a single tenant retail property located at 7980 Menard Street, Windsor, Ontario (the “Property”). This offering represents a prime opportunity to acquire a corner retail investment property with ample parking well positioned in the growing City of Windsor.

The property houses a single tenant with a National covenant in Shoppers Drug Mart, Canada’s leading full-service drug store. Totalling 14,365 square feet, this quality retail building has tremendous exposure on Wyandotte Street, which acts as one of the major gateways to Windsor’s Downtown Core and the US border crossing.

7980 Menard Street provides an investor with the opportunity to acquire a newer format freestanding Shoppers Drug Mart in a superior location. The property benefits from being surrounded by a vibrant community, an abundance of complimentary retail and will soon benefit from close proximity to one of Windsor’s largest mixed-use developments.



OFFERING SUMMARY

PROPERTY TYPE	Commercial retail building
SITE AREA	1.26 acres or 54,886 SF
LEASABLE AREA	14,365 SF
PARKING	109 surface stalls
# OF TENANTS	1
YEAR 1 NOI	\$460,232
PRICE	\$8,600,000
ADDITIONAL INFORMATION	Interested parties that have signed the Confidentiality Agreement will be provided a copy of CIM & Data Room Access.

INVESTMENT HIGHLIGHTS



FREESTANDING RETAIL BUILDING

This property represents a fantastic opportunity to purchase a newer generation freestanding retail building with a top quality National tenant fronting on one of Windsor's major thoroughfares.



100% LEASED WITH CAREFREE NET LEASE

The building is fully occupied and houses a tenant with a net lease structure that allows the landlord to recover operating costs and property taxes.



INCOME SECURED BY SHOPPERS DRUG MART

Shoppers Drug Mart is a subsidiary of Loblaw Companies Limited (Loblaw), the largest supermarket chain in Canada. Loblaw is publicly traded on the Toronto Stock Exchange (TSX:L), and operates a total of five independent divisions; Market, Discount, PC Financial, Joe Fresh and Shoppers Drug Mart/Pharmaprix.



LONG TERM STABLE CASH FLOW WITH GROWTH

The Property has a remaining lease term of 10 years. Tenant has rental rate steps during the current term of their lease and renewal options where rent is established at market rates.



SIGNIFICANT INVESTMENT IN WINDSOR COMMUNITY AND INFRASTRUCTURE

The City of Windsor is set to undertake significant improvement due to a number of large investment initiatives that should improve the local economy and quality of life. Major projects of note include the new Gordie Howe International Bridge, Windsor's 20 year Active Transit Plan, and a massive new mixed use community proposed just outside of the Downtown Core.







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