

PROPERTY DETAILS

- OPPORTUNITIES:** Be part of the development of an ideal parcel of land strategically located on Windsor's main street. The vendor is willing to accommodate the prospective purchaser and offer a variety of sale/development alternatives.
- LOCATION:** 2400 Ouellette Avenue and 2465 McDougall Street, Windsor.
- LOT SIZE:** 11 acres approximately and +/- 11,200 sq. ft. building.
- PERMITTED USES:** CD 3.3 and MD 1.4 uses, with 28m (91.8') building height permitting a wide array of commercial uses.
- LEGAL DESCRIPTION:** Part Lots 82-85, Concession 2, Windsor, (Parts 1, 2, 3, 4, 12R-11842 plus closed alley).
- SITE SERVICES:** Full municipal services available to lot line at both Ouellette Avenue and McDougall Street.
- NEIGHBOURHOOD:** Midtown Business District.
The immediate area is comprised of a mixed assortment of Class A office/retail/medical uses and some light industrial. Jackson Park, Windsor Stadium, Windsor Fun & Family Fitness Centre and Dougall Square Shopping Centre are all within a five minute walk from the site.
- SITE AMENITIES:**
- Only a few minutes drive from downtown core
 - Ingress/egress from McDougall Street, Ouellette Avenue and Dufferin Place
 - Access to/from the site is easily facilitated by means of McDougall, Ouellette, Dufferin and E.C. Row Expressway
 - Shopping, recreation, hotels, amusement and the casino are all 5 minutes away
 - Easy access to Windsor-Detroit Tunnel, Ambassador Bridge, Highway 401
- DEVELOPMENT ALTERNATIVES:**
- Outright land purchase (all or part)
 - Built to suit lease
 - Office condominium
 - Turnkey planning/design/construction to client's specifications
- ASKING PRICE:** Vendor is willing to disclose a price and/or development alternatives with a qualified, serious purchaser.

FOR MORE INFORMATION PLEASE CONTACT:

RALPH MEO

TEL. (519) 250-8088

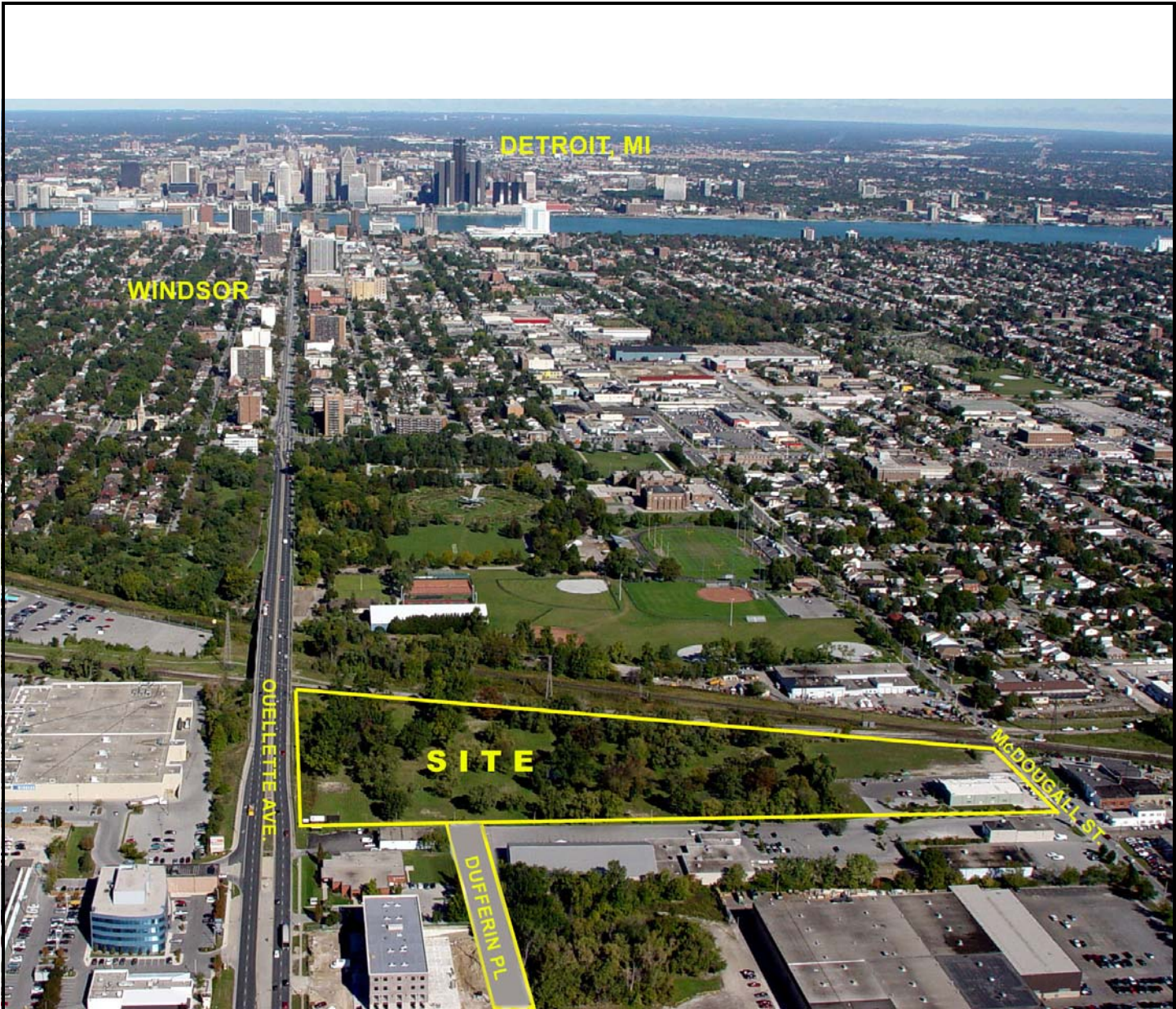
FAX (519) 250-8070

EMAIL: rmco@meoassociates.com



SITE LOCATION

WINDSOR, ONTARIO



DETROIT, MI

WINDSOR

OUELLETTE AVE

SITE

DUFFERIN PL

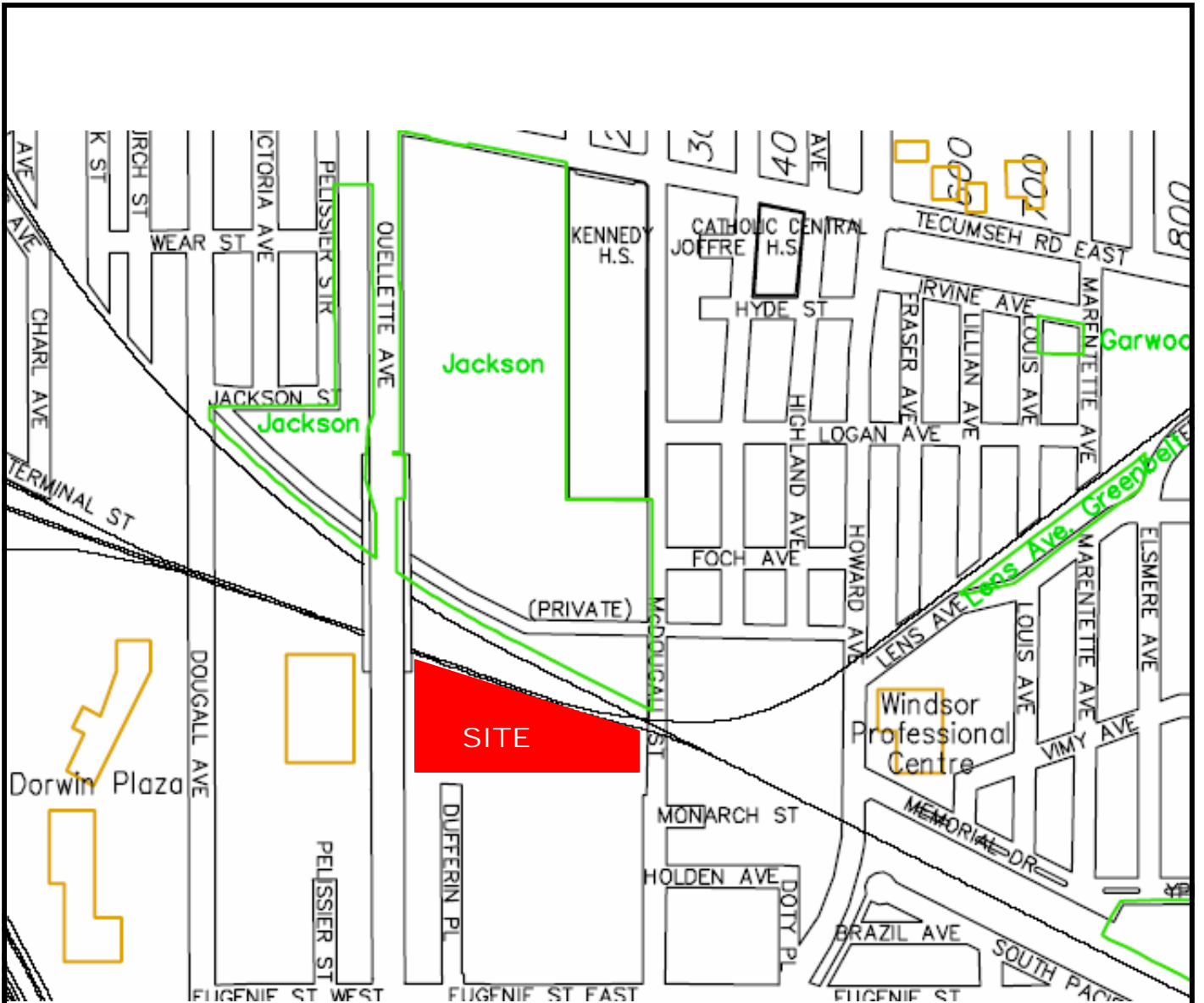
MCDUGALL ST





SITE VICINITY MAP

WINDSOR, ONTARIO

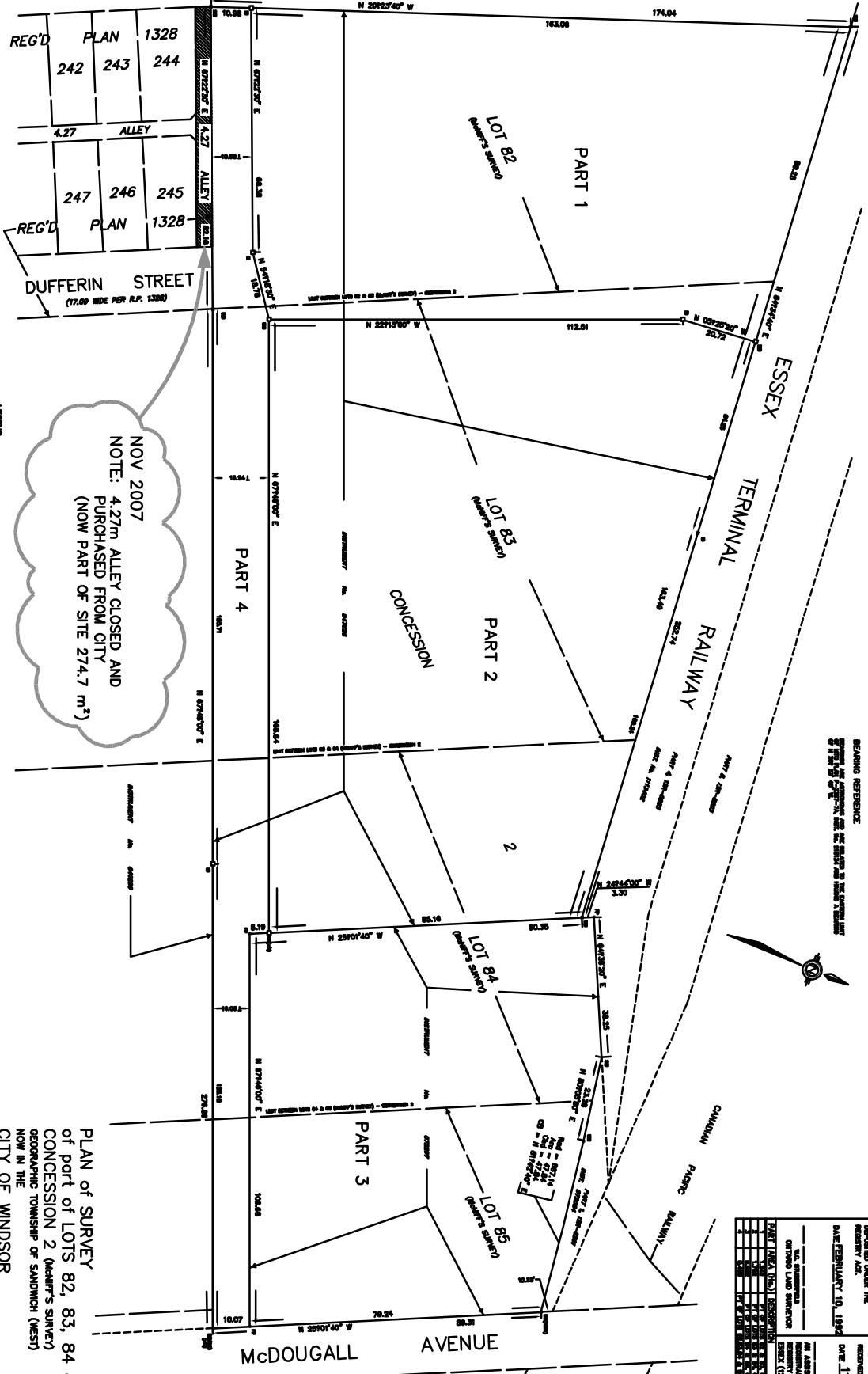


SITE LOCATION
Windsor, Ontario



OUELLETTE AVENUE

TRANSFERRED BY ORDER IN COUNCIL 00-3190/84, REGISTERED AS INST. No. 385331, MTO PLAN P-3387-21, EXPROPRIATED BY INST. No. 218134, MTO PLAN P-3387-7A



REG'D	PLAN	1328
242	243	244
4.27	ALLEY	
247	246	245
REG'D	PLAN	1328

DUFFERIN STREET
(77.09 MDC FOR P.P. 1328)

NOV 2007
NOTE: 4.27m ALLEY CLOSED AND
PURCHASED FROM CITY
(NOW PART OF SITE 274.7 m²)

BOUNDARY REFERENCE
TO THE PLAN OF CONVEYANCE AND THE SHEDS AND BUILDING PLANS
OF THE CITY OF WINDSOR

I RECORD THIS PLAN TO BE RECEIVED FOR THE REGISTRY ACT.		PLAN 12R-11842	
DATE FEBRUARY 10, 1992		DATE 11 Feb 1992	
BY [Signature]		BY [Signature]	
[Title]		[Title]	



LEGEND:
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

LEGEND

[Symbol]	EXISTING ROAD
[Symbol]	EXISTING RAILWAY
[Symbol]	EXISTING ALLEY
[Symbol]	EXISTING LOT
[Symbol]	EXISTING CONVEYANCE
[Symbol]	EXISTING SUBDIVISION
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING ENCUMBRANCE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVEWAY

QUINCY'S CERTIFICATE
I, THE REGISTRAR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLAN OF SURVEY
of part of LOTS 82, 83, 84 and 85
CONCESSION 2 (MAGNET'S SURVEY)
GEOGRAPHIC TOWNSHIP OF SANDWICH (WEST)
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX · ONTARIO
VANHOSEN SURVEYFIELD · HARTLEY · BREWSTER · BEZJANE INC. 1992
SCALE 1 : 500

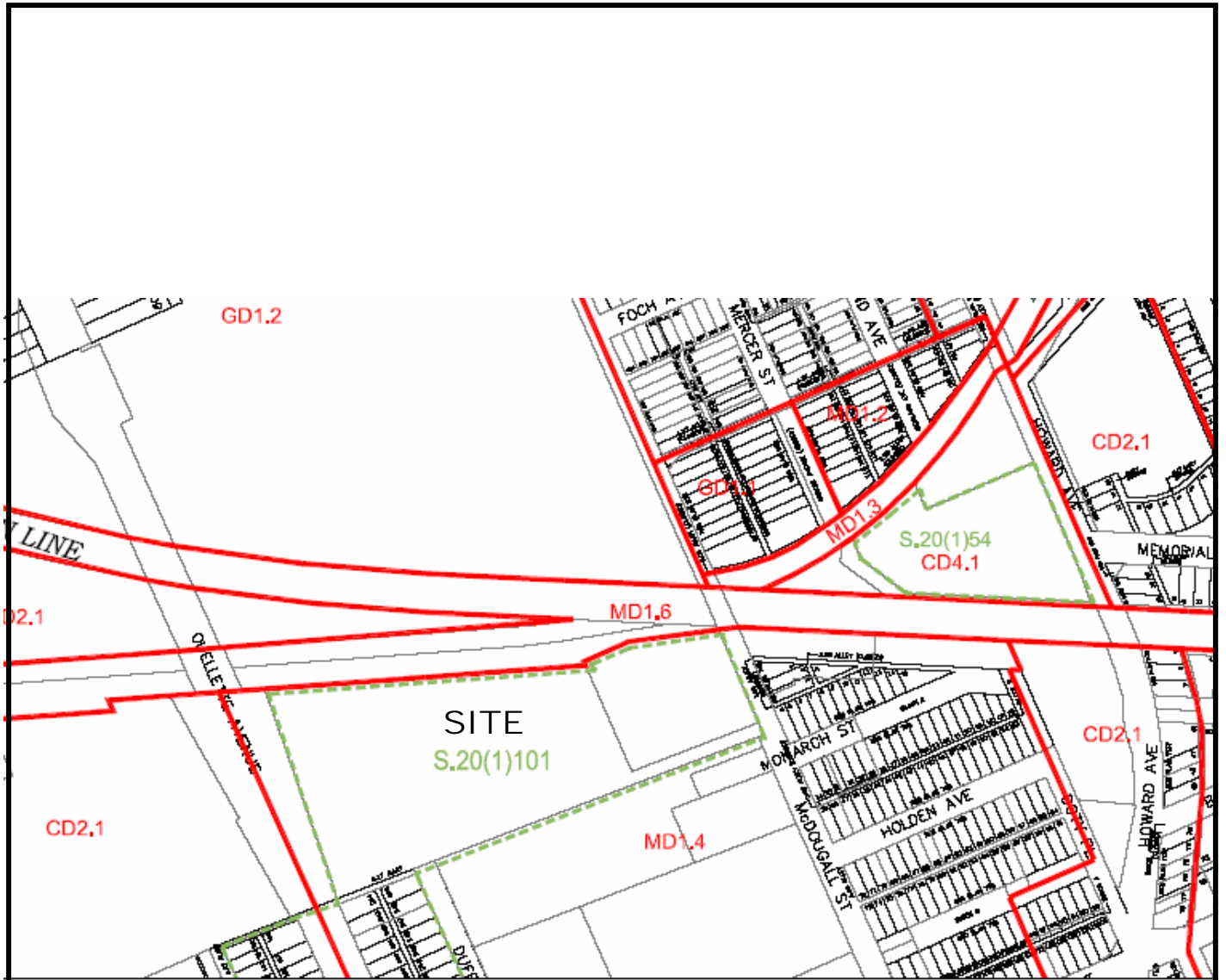
VANHOSEN SURVEYFIELD
HARTLEY BREWSTER BEZJANE INC.

LAND SURVEYORS

1500 EASTERN AVE. WINDSOR, ONT. N9A 6K9
PHONE (416) 251-2222
FAX (416) 251-2223

REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYING
ON FEBRUARY 10, 1992
BY [Signature]

SCALE 1 : 500



SITE ZONING MAP

Windsor, Ontario



(4) **MANUFACTURING DISTRICT 1.4 (MD1.4)**
(ADDED by B/L 370-2001, November 15, 2001)

(a) **Permitted Uses**

- Offices** (i) Business, financial and professional offices;
- Studios** (ii) Professional studios;
- Research** (iii) Scientific, medical, optical or dental laboratory; research facility;
- School** (iv) Commercial school; school;
- Industrial** (v) Any one (1) or more of the following uses:
1. A food catering service; preparation and packaging of food products, including a bakery;
 2. Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns; tobacco; rubber and rubberised products;
 3. Manufacturing of cosmetics, drugs, pharmaceutical products, toiletries;
 4. Construction of small electrical products;
 5. Manufacturing of small parts for motor vehicles;
 6. Construction of scientific or professional equipment;
 7. Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
 8. Manufacturing of moulds, dies, patterns; machine tools, jigs, fixtures;
 9. Manufacturing of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; application of protective coatings; commercial printing and photographic processing;
 10. Communications facility;
- Ancillary Uses** (vi) Day nursery; food convenience store; gas bar; personal service shop; restaurant; take-out restaurant; ambulance service;
(AMENDED by B/L 363-2002, Dec. 31, 2002)
- Existing Uses** (vii) Any of the following existing uses: athletic or sports facility; automobile repair garage; club; health studio; motor vehicle dealership;
- Accessory** (viii) Any use accessory to the foregoing uses, including

Uses a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use;

Outdoor Storage (ix) An outdoor storage yard shall not be permitted.

(b) Regulations

(i) Maximum building height - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser;

(AMENDED by B/L 363-2002, Dec. 31, 2002)

(ii) All activities shall take place entirely within a fully enclosed building. This provision does not apply to motor vehicle parking, a gas bar, or other vehicle refuelling areas, loading or unloading an outdoor eating area or recreational facilities, provided that all such activities are accessory to a permitted use;

(iii) Minimum front yard depth - 9 metres;

(iv) Minimum rear yard depth - 6 metres, where a rear lot line abuts a lot on which a dwelling unit is located;

(v) Minimum side yard width - 6 metres, where a side lot line abuts a street or a lot on which a dwelling unit is located;

(vi) The required front and side yards shall be maintained exclusively as landscaped open space yards, save and except that an access area may cross a required yard;

(vii) Minimum lot width - 30 metres;

(viii) Minimum landscaped open space - 15% of the lot area;

(ix) 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

101. For the lands on the east and west sides of Ouellette Avenue bounded on the north by the east/west alleys, south of the Canadian National Railway Right-of-Way, on the south by Eugenie Street, on the west by Pelissier Street and on the east by McDougall and Dufferin Streets, the maximum building height shall be 28 metres and any use permitted in, subsection 3, of Section 16, CD3.3 District, shall be additional permitted uses and the provisions of clause (b), of subsection 94), of Section 18 shall not apply. (ZDM 7, 8)

(3) **Commercial District 3.3 (CD3.3)**

(a) **Permitted Uses**

- (i) A retail store; wholesale store; bakery not exceeding 500 square metres in net floor area; confectionery not exceeding 500 square metres in net floor area; personal service shop; light repair shop; gas bar; service station; automobile repair garage; an existing motor vehicle dealership; existing collision shop; pawnshop.
(Amended by B/L 8614, June 23/86 and B/L11780, March 28/94)
- (ii) A day nursery; church; church hall; funeral home;
- (iii) A business, financial, medical or veterinary office; professional studio; commercial school; medical, dental or optical laboratory;
- (iv) A restaurant; take-out restaurant; drive-through restaurant; tavern;
- (v) Place of entertainment and recreation;
- (vi) Hotel; motel;
- (vii) A public parking area; parking garage;
- (viii) A warehouse; a workshop in combination with a retail store or a wholesale store;
- (ix) Any use accessory to the foregoing uses, not including an outdoor storage yard.

(b) **Regulations**

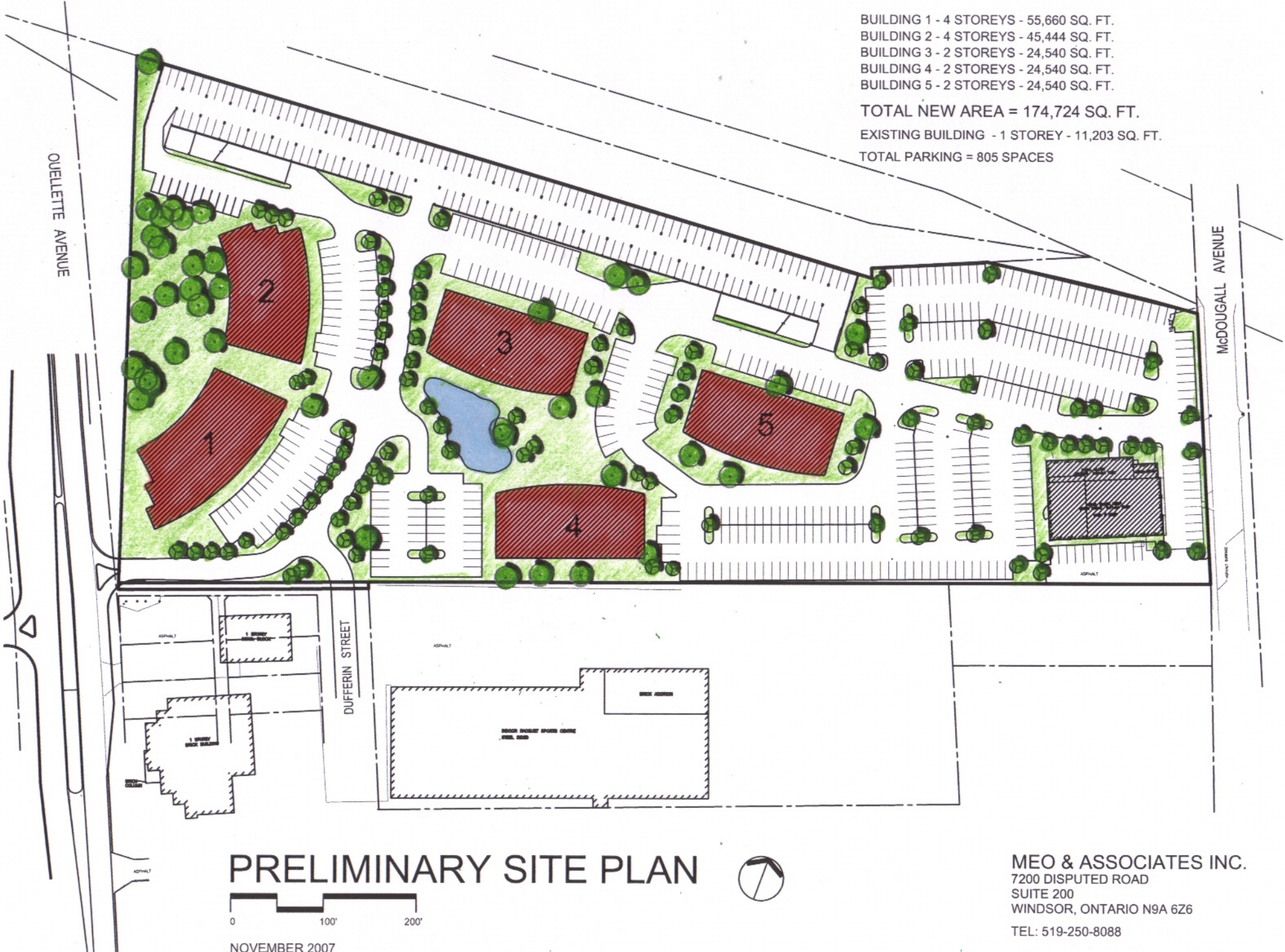
- (i) Maximum building height - 9 metres
- (ii) The maximum net floor area of a workshop shall be equal to 200% of the net floor area of the retail store or wholesale store.
- (iii) Supplementary Regulations:
 - See Section
 - 21 re: Supplementary Use Regulations
 - 22 re: Supplementary Lot Regulations
 - 23 re: Supplementary Building Regulations
 - 24 re: Parking Space Regulations
 - 25 re: Parking Area Regulations
- (iv) No pawnshop shall be permitted within 300.0 metres of a lot on which a pawnshop or a school is situated. (ADDED B/L 11780, MARCH 28/94)

BUILDING 1 - 4 STOREYS - 55,660 SQ. FT.
 BUILDING 2 - 4 STOREYS - 45,444 SQ. FT.
 BUILDING 3 - 2 STOREYS - 24,540 SQ. FT.
 BUILDING 4 - 2 STOREYS - 24,540 SQ. FT.
 BUILDING 5 - 2 STOREYS - 24,540 SQ. FT.

TOTAL NEW AREA = 174,724 SQ. FT.

EXISTING BUILDING - 1 STOREY - 11,203 SQ. FT.

TOTAL PARKING = 805 SPACES



PRELIMINARY SITE PLAN



NOVEMBER 2007



MEO & ASSOCIATES INC.
 7200 DISPUTED ROAD
 SUITE 200
 WINDSOR, ONTARIO N9A 6Z6
 TEL: 519-250-8088



BUILDING 1 - 6 STOREYS - 69,588 SQ. FT.
BUILDING 2 - 6 STOREYS - 69,588 SQ. FT.
BUILDING 3 - 4 STOREYS - 49,080 SQ. FT.
BUILDING 4 - 4 STOREYS - 49,080 SQ. FT.
BUILDING 5 - 4 STOREYS - 49,080 SQ. FT.

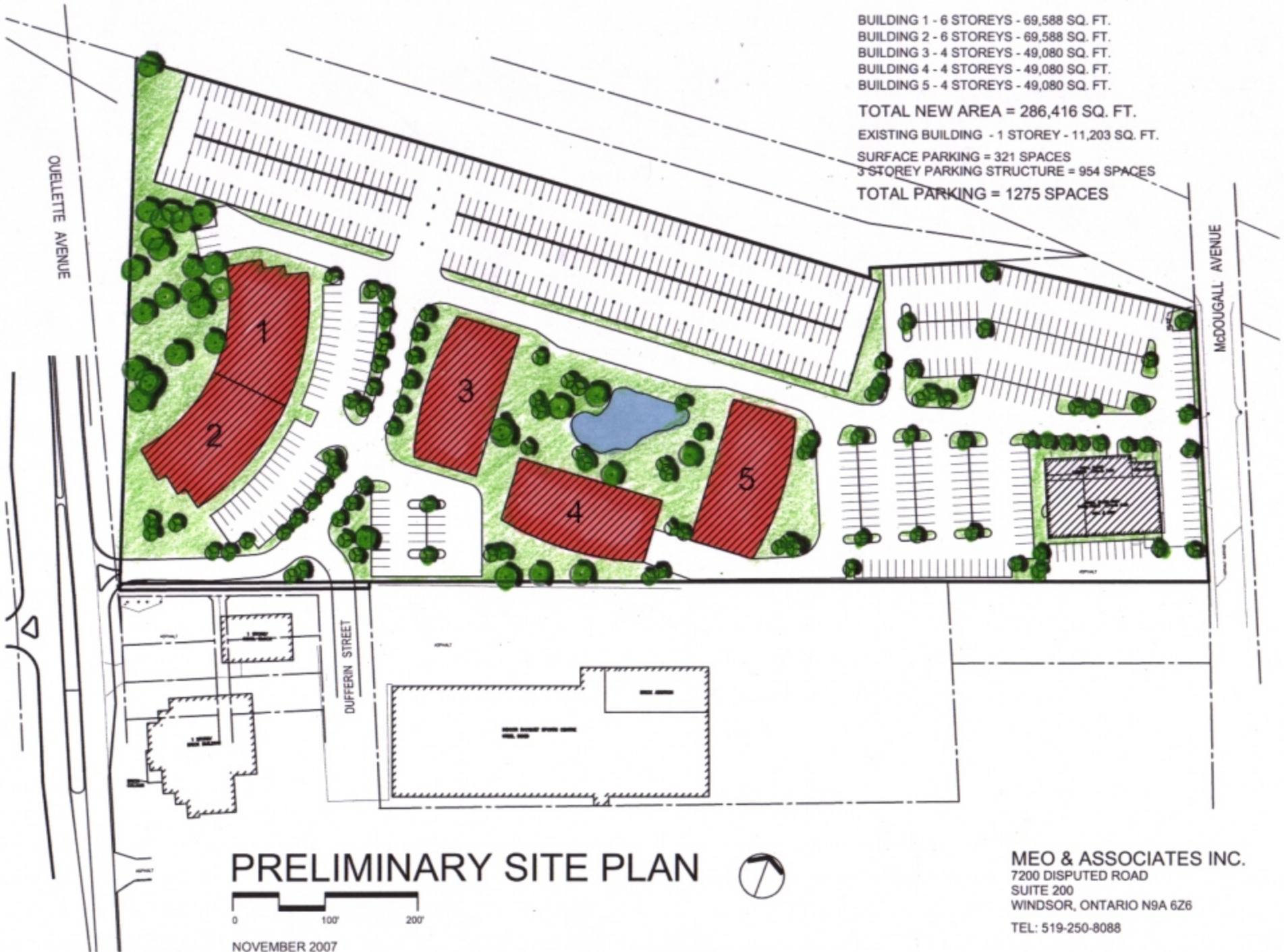
TOTAL NEW AREA = 286,416 SQ. FT.

EXISTING BUILDING - 1 STOREY - 11,203 SQ. FT.

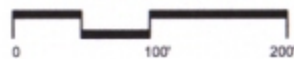
SURFACE PARKING = 321 SPACES

3-STOREY PARKING STRUCTURE = 954 SPACES

TOTAL PARKING = 1275 SPACES



PRELIMINARY SITE PLAN



NOVEMBER 2007



MEO & ASSOCIATES INC.
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SUITE 200
WINDSOR, ONTARIO N9A 6Z6
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