

1501 HOWARD AVENUE WINDSOR, ONTARIO

52,000 SF / 3 STOREY
HISTORIC BUILDING FOR SALE

COMMERCIAL
USER / INVESTOR OPPORTUNITY

CONTACT US

SCOTT MULLIGAN, SIOR, Partner, Broker of Record
Ellington Real Estate Ltd., Brokerage
scott.mulligan@ellingtonre.com
416.238.1555 (o) | 416.859.3422 (c)

TAMMY WILLIAMS, Broker
RE/MAX Capital Diamond Realty, Brokerage
twilliams@remaxcapital.com
519.252.5967 (o) | 519.984.2960 (c)

[CLICK HERE FOR
VIDEO WALKTHROUGH](#)

ELLINGTON PARTNERS
CORPORATE REAL ESTATE ADVISORS



THE OFFERING

AVAILABLE AREA	Main Floor	35,000 sf [+/-]
	2nd Floor	14,900 sf [+/-]
	3rd Floor	1,400 sf [+/-]
	Total Area	52,000 sf [+/-]
SALE PRICE	\$3,400,000.00	
2022 TAXES	\$47,186.31	
ZONING	CD 2.1 Commercial District (By-Law #8600)	
LOT SIZE	265.41' x Irregular = 52,272 sf 1.20 A / 0.486 HA	
TYPE/USE	Commercial, Multi-Unit Office	
SHIPPING	1TL / 3GL	
YEAR BUILT	1929 with additions/modifications made in 1997	
ADDITIONAL COMMENTS	Main floor comprises several individual units of varying sizes, many recently renovated, washrooms and an unfinished section for storage	
	2nd level divided into units of varying sizes and finish	
	3rd floor comprised of two small sections with basic finishes in place	
	Partial basement area, divided but unfinished	
	Most units have private washrooms and dedicated HVAC	
	55 space main parking lot + perimeter parking on 2 sides	
COMMISSION	2.25% of the sale price of the Property to the Cooperating Broker as per our exclusive listing agreement.	



BUILDING DETAILS

The Property is comprised of a 1.20 acre lot and improved with a 52,000 square foot, 3 storey building. Fronting on three streets, the Property sits along the southwest side of Howard Avenue at its intersection with Shepherd Street East and Highland Avenue to the west. Howard Avenue is a primary north-south route through central Windsor. Tecumseh Road East, a main east-west traffic artery, is approximately three blocks to the south.

- Approximately 3 km to the Detroit-Windsor Tunnel (8 minute drive)
- Approximately 7 km to the Ambassador Bridge (10 minute drive)
- Approximately 39 km to Detroit Metropolitan Airport - DTW (34 minute drive)
- Approximately 8 km to Windsor International Airport - YQG (10 minute drive)

Land in the immediate area includes a mix of low to medium density residential, commercial and remnant industrial. Access to the Property is good with frontage on three streets and driveways leading to a large paved parking lot on the south side of the building. There is also perimeter parking on two sides.

BUILDING HISTORY

Built in 1929 as the Purity Dairy by local architects Shepard & Mason, the building has under gone many name changes through the years. The building was altered and added on to in 1997. The main tower and surrounding architectural sculptures in the walls were unaltered.

CORE TENANTS

DOWNTOWN WINDSOR BUSINESS ACCELERATOR

The Accelerator is a southwestern Ontario success story. Over the past 10 years, The Accelerator has assisted 200+ start-ups and helped create 1,300+ jobs with a regional economic impact of \$25+M. The Accelerator occupies 10,000 SF in the building and supports high-value technology start-ups that can be the next generation of anchor firms and SMEs.

GRAPHIX PLUS

Graphix Plus is a long-term light manufacturing and distribution company that has been located in the building for 23+ years. Graphix Plus provides screen printing, embroidery, large format digital printing & vinyl graphics, and website development. Graphix Plus occupies 7,000+ SF in the building.

LIBRO CREDIT UNION

Libro Credit Union is southwestern Ontario's largest credit union with \$4B in assets under administration and more than 100,000 Owners across the region. Libro became a core tenant in 2020 by opening their first Windsor business office and has expansion plans for 3,000+ SF.



THE WINDSOR-DETROIT ADVANTAGE

The region is quickly becoming the Canadian, North American and global hub for automotive & mobility technologies.

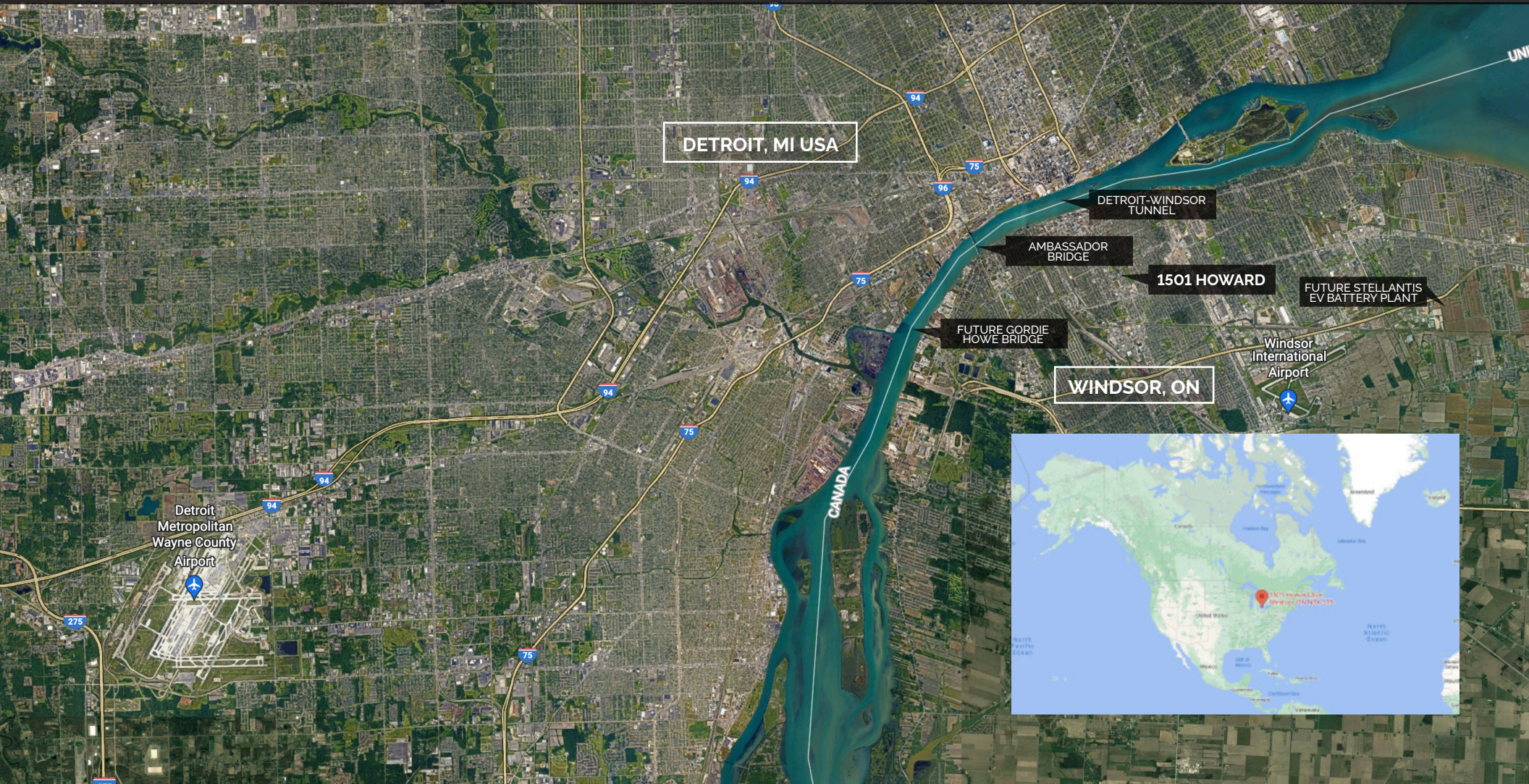
LG and Stellantis are investing a combined \$5B to build a facility in Windsor to manufacture batteries for EVs in Canada, representing the largest automotive manufacturing investment in the history of Canada.

Windsor is within 7 hours of every automotive OEM & Tier 1 Supplier in Canada.

Windsor offers access to a huge talent pool from University of Windsor and St. Clair College as well as the possibility of getting graduate students funded through Mitacs and other programs.

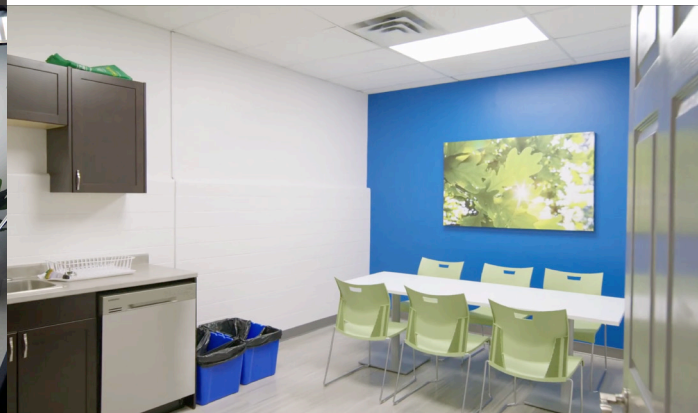
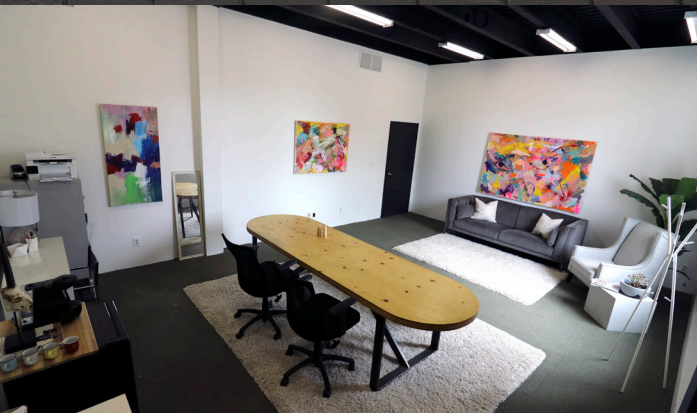
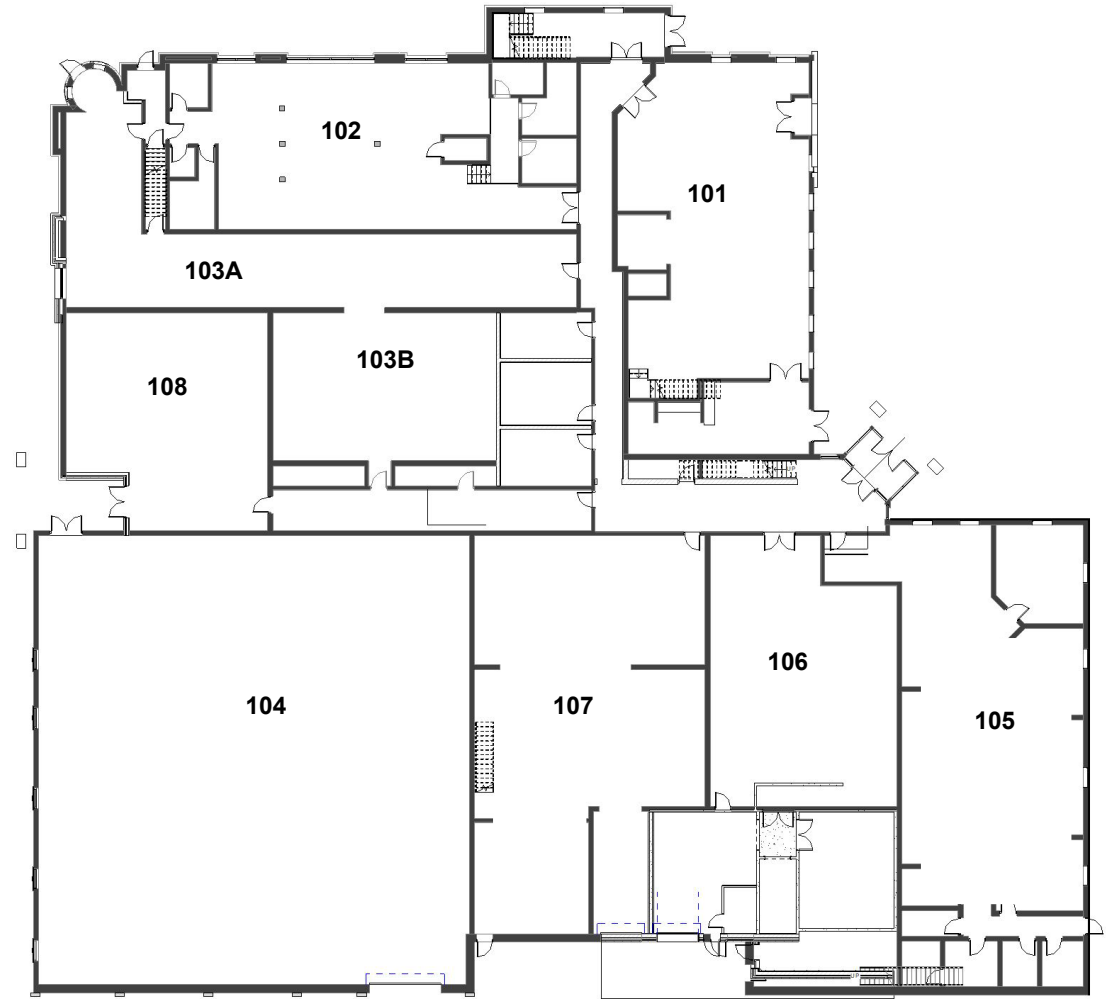
Windsor is home to a growing list of more than 90 manufacturing suppliers including Magna, Linamar, AGS, Ground Effects, Kautex, IGB Automotive, FlexNGate, Valiant, Martinrea, the NARMCO Group, Plasman, Linamar, Tokia Rika, Anchor Daily and more.

Windsor-Essex offers unmatched affordability and quality of life.



FIRST FLOOR

TOTAL AREA	35,000 SF +/-
UNIT 101 The Accelerator	2,806 SF +/-
UNIT 102 Leased	2,729 SF +/-
UNIT 103A-103B Available	3,390 SF +/-
UNIT 108 Leased	1,644 SF +/-
UNIT 104 Graphix Plus	7,634 SF +/-
UNIT 105 SME tenants	3,505 SF +/-
UNIT 106 Libro Credit Union and SME tenants	1,644 SF +/-
UNIT 107 Leased	1,644 SF +/-
UNIT 108 Leased	2,007 SF +/-



SECOND FLOOR

TOTAL AREA	14,900 SF +/-
UNIT 201 The Accelerator	5,897 SF +/-
UNIT 202 Available	2,378 SF +/-
UNIT 203 Available	1,734 SF +/-
UNIT 204 Available	2,065SF +/-
UNIT 205 Short-term Leased	3,228 SF +/-

