

**1183 LAUZON ROAD
WINDSOR, ON**

FOR SALE

13,940 SF 12 UNIT PLAZA



■ Property Features

- Income Producing retail asset with tremendous value-add component
- 12 Unit plaza with long term leases and a mix of different retail uses
- Fully Leased prime Commercial Multi-Tenant retail Plaza
- Property is well located on a major high traffic corridor of Lauzon Rd. in East Windsor
- Vibrant location with attractive household demographics and long standing business's surrounds this popular plaza.
- Close proximity and walking distance to the WFCU complex and a host of national retailers
- 50 space lighted parking lot
- High visible pylon sign fronting Lauzon Rd.
- Zoning CD2.2
- 13,940 SF | 1.082 Acres
- Excellent Income Investment Opportunity



416-273-3000
Your Realtor For Life

Tony Josan
Realtor

1183 LAUZON ROAD WINDSOR, ON

FOR SALE

13,940 SF 12 UNIT PLAZA

UNIT	TENANT	AREA	ANNUAL GROSS RENT	ANNUAL NET RENT	LEASE EXPIRY
1183	The Orient Express	505 SF	\$10,958.50	\$6,565.00	Dec 2025
1181	Krispy Kernels	530 SF	\$8,851.00	\$4,240.00	June 2024
1179	Jaslynn Threading & Spa	1,300 SF	\$24,310.00	\$13,000.00	Sept 2027
1177	Rollz Ice Cream	980 SF	\$24,126.00	\$15,600.00	Sept 2032
1175	Rose City Convenience	1,700 SF	\$34,836.48	\$20,046.48	May 2029
1173	Gyros and Delights	768 SF	\$20,697.60	\$14,016.00	Sept 2026
1171	Naples Pizza	980 SF	\$24,930.00	\$17,100.00	Sept 2027
1167-69	IDA Appollo Pharmacy Walk-in Clinic	1,500 SF	\$28,800.00	\$13,500.00	Feb 2031
1159	Matter of Taste	3,125 SF	\$70,937.50	\$43,750.00	Oct 2027
1155	East Windsor Vape	650 SF	\$13,130.00	\$7,475.00	Sept 2023
1153	Professional Smart Repair	650 SF	\$12,805.00	\$7,150.00	Aug 2023
1151-49	Pioneer Cannabis	1,300 SF	\$36,605.00	\$25,295.00	Aug 2025
Total		13,988 SF	\$300,987.08	\$187,737.48	

■ Operating Expenses - Fully Recovered

Operating Expenses	
Realty Taxes	\$81,686.31
Insurance	\$7,680.96
Snow Removal/Landscaping	\$14,400.00
Electricity	\$9,700.00
Garbage Removal	\$6,432.00



416-273-3000
Your Realtor For Life

Tony Josan
Realtor

**1183 LAUZON ROAD
WINDSOR, ON**

FOR SALE

13,940 SF 12 UNIT PLAZA

Property Photos



416-273-3000
Your Realtor For Life

Tony Josan
Realtor

**1183 LAUZON ROAD
WINDSOR, ON**

FOR SALE

13,940 SF 12 UNIT PLAZA

Property Photos



416-273-3000
Your Realtor For Life

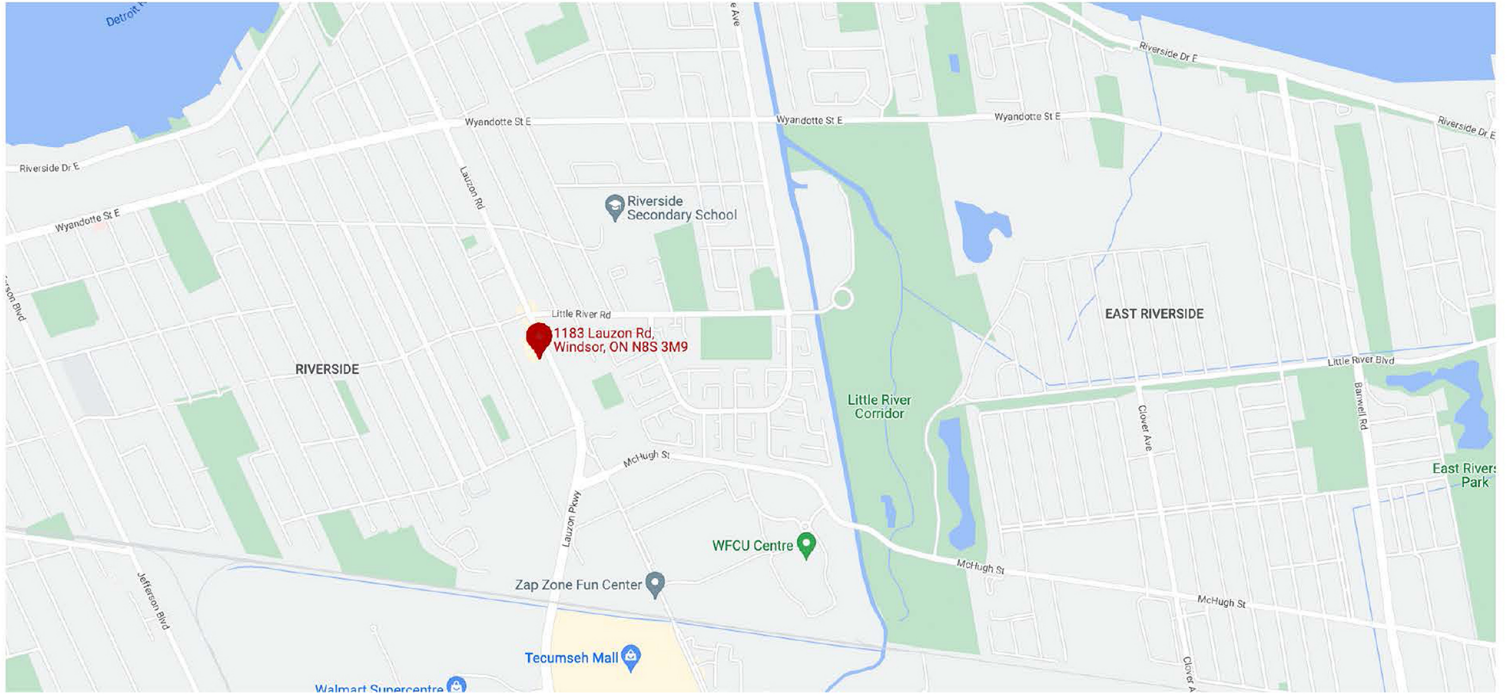
Tony Josan
Realtor

**1183 LAUZON ROAD
WINDSOR, ON**

FOR SALE

13,940 SF 12 UNIT PLAZA

Location Map



416-273-3000
Your Realtor For Life

Tony Josan
Realtor