

\$ - 800 University Avenue West, Windsor

MLS® #25024533

\$

0 Bedroom, 0.00 Bathroom,
Industrial

N/A, Windsor, Ontario

HIGH END 9757 SQUARE FOOT COMMERCIAL OFFICE IDEAL FOR A PROFESSIONAL CORPORATION WITH 30 PLUS PARKING SPACES. HIGH END FINISHES COMPLETE THIS BUILDING. THERE ARE 3 BOARDROOMS, 18 INDIVIDUAL OFFICES, PRESIDENTIAL OFFICE WITH ITS OWN THERMOSTAT AND SINK AND MINI FRIDGE. ADDITIONALLY THERE ARE 11 CUBICLE OFFICE SPACES, 5 BATHROOMS AND 30 FEET OF 7.5 FEET HIGH HEAVY ROLLING FILE STORAGE SYSTEM. THERE ARE 3 LARGE OPEN SPACES TO BE USED AS YOU NEED. THERE ARE 2 KITCHENS AND A SHOWER FOR EMPLOYEE USES. ROOF WAS COMPLETELY REDONE IN 2022. 5 ROOF TOP HEATING AND COOLING UNITS HAVE BEEN MAINTAINED TWICE ANNUALLY. UPDATED WIRING FOR CLOUD BASED PHONE SYSTEM, SECURITY SYSTEMS, LED LIGHTING, KEY FOB ENTRY AND IT ROOMS. THIS BUILDING HAS IT ALL AND HAS BEEN MAINTAINED AT THE HIGHEST LEVEL. \$13.50/SQUARE FOOT TRIPLE NET LEASE. THE BUILDING COULD BE DIVIDED TO CREATE MULTIPLE UNITS. CALL FOR YOUR PERSONAL VIEWING. (id:6289)



Essential Information

Listing #	25024533
Bathrooms	0.00

Type	Industrial
Sub-Type	Freehold

Community Information

Address	800 University Avenue West
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N9A5R9

Amenities

Features	Corner Site
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Interior

Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning

Listing Details

Listing Office	BUCKINGHAM REALTY (WINDSOR) LTD.
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