

FOR SALE

13458 TECUMSEH RD E, WINDSOR

\$149,000

\$2,435 Gross Rent

1,200 Sq Ft

QSR for Rebranding

QSR FOR REBRANDING

Modern Quick Service Restaurant (QSR) in the affluent eastern suburbs of Windsor at Saint Clair Beach, the juncture of Tecumseh Road East and Manning Road. Just about every major franchise and brand is in this area located just minutes off of the major highways of Windsor and close to the lake.

Modern buildout full of great leaseholds and equipment. Ideal takeover for expanding brands, concepts, and operators. Tons of parking in a huge AAA plaza.

Amazing lease rate of \$2,435 gross rent including TMI with 7 + 5 + 5 years remaining. Easy to operate and ideal 1,200 sq ft layout set up for take out. 2 Walk-ins and hood vent with 3 phase power, signage, and seating for 16.

READY FOR SECONDS?

Call me to discuss this listing today.



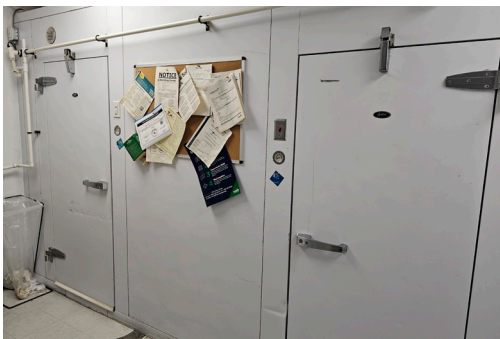
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OTHER LOCATIONS:



OVEN 360 PIZZA

- A growing franchise in a prime location
- 2,600 Sq Ft
- \$4,250 Gross Rent
- Licensed for 40 + 24



THORNDALE FAMILY RESTAURANT

- Serving the community since 1988
- 1,585 Sq Ft
- \$3,750 Gross Rent
- Licensed for 73



PIZZA PIZZA

- Pizza Pizza in a modern St Mary's Esso
- 750 Sq Ft
- \$2,900 Gross Rent
- Outstanding condition

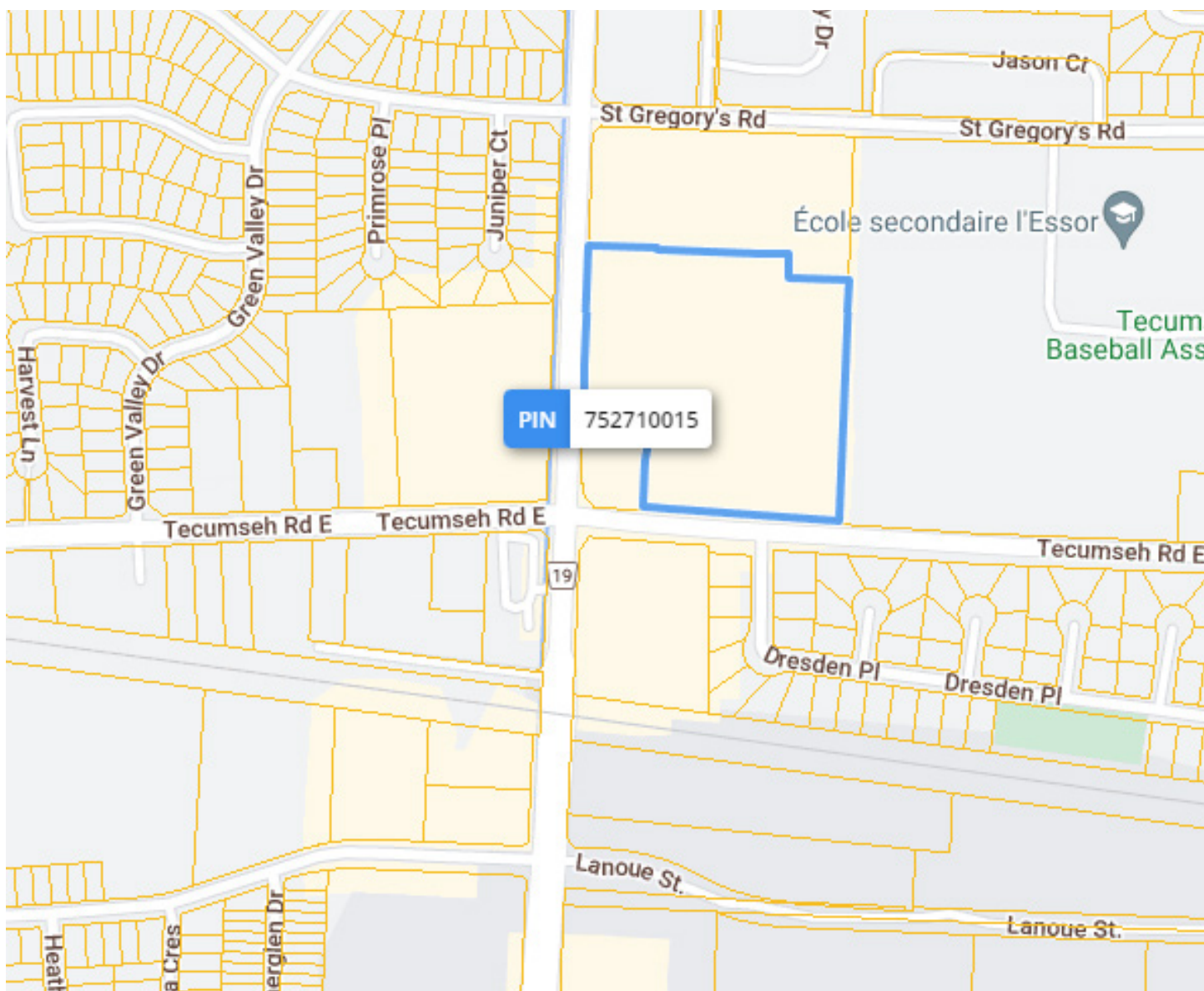


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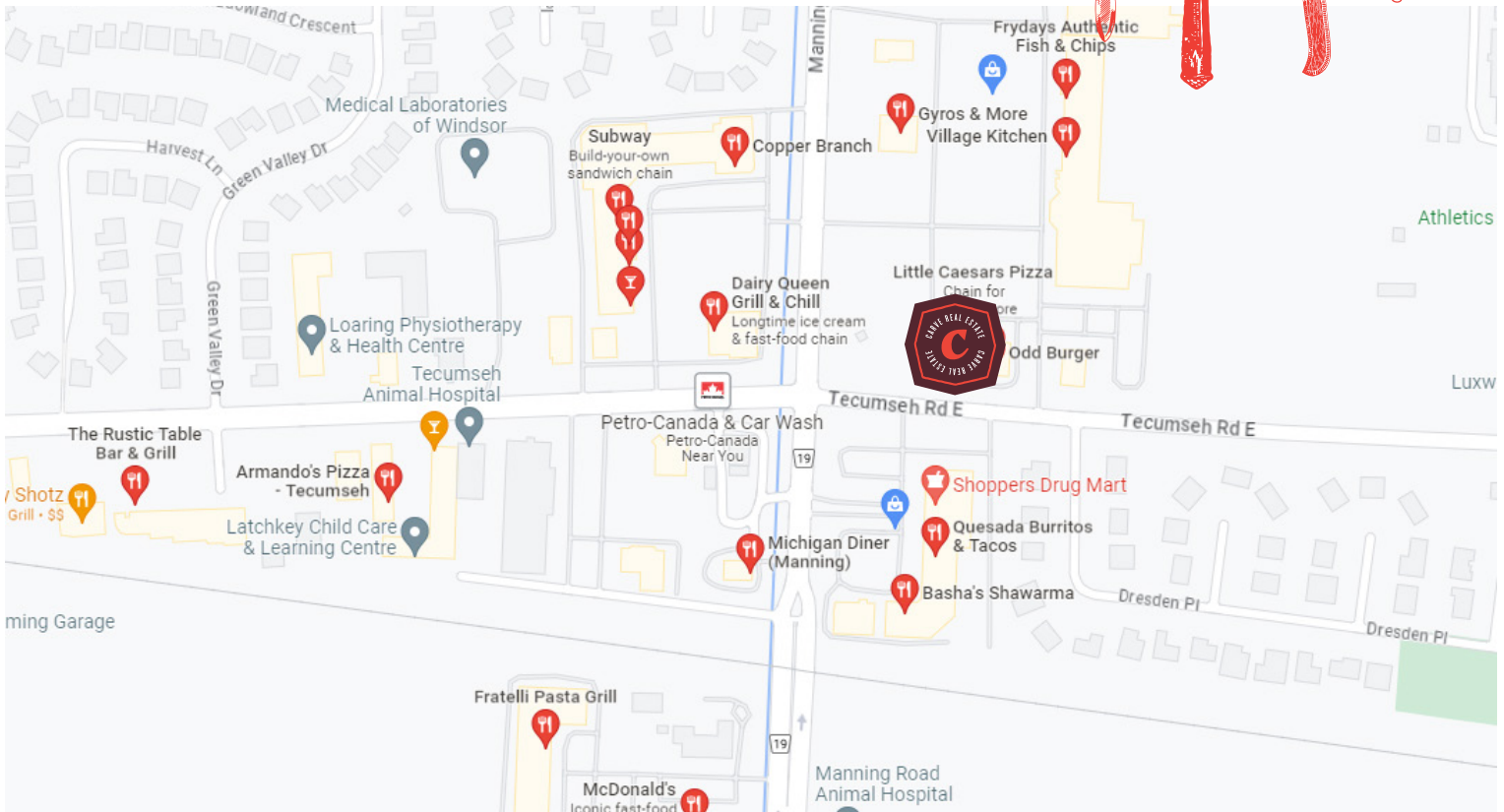


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BUILDING DETAILS

Saint Clair Beach and eastern Windsor in general is a very affluent area with lots of industry, green space, and business. This intersection in particular forms the nucleus of a major shopping, retail, and restaurant nexus where just about every major franchise in the area is represented.

There is great signage and visibility. There are many other food concepts already here in the plaza and as such there are restrictions.

Property Details: Concrete pad construction with modern leaseholds and systems. Ideal for conversion into different concepts, cuisines, and franchises.

LOT SIZE

Frontage:

644.72 ft along Tecumseh Rd E

Depth:

Approximately 701.30 ft

Dimensions:

13.17 ft x 12.91 ft x 17.67 ft x
2.17 ft x 369.83 ft x 507.84 ft x
86.81 ft x 508.87 ft x 668.53 ft
x 701.30 ft x 87.09 ft x 75.58 ft x
644.72 ft x 261.50 ft

Size:

162,717.88 ft² (3.735 ac)



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