

FOR LEASE

131-135 Sandwich Street South

Amherstburg, Ontario



HOME

HIGHLIGHTS

FLOOR
PLAN

DEMOGRAPHICS

PERMITTED
USES

For more information, please contact:

Mike Sleiman Realtor®

519.966.7777

msleiman@windsor-realty.com



Remo Valente Real Estate (1990) Limited, Brokerage

131-135 Sandwich Street South

Amherstburg, Ontario

The "Landlord" has retained Mike Sleiman Realtor® of Remo Valente Real Estate (1990) Limited to lease this retail complex situated on 0.77 acres, located at 131-135 Sandwich Street South, Amherstburg .

Property Highlights

High profile Sandwich Street South, located in Amherstburg, ON. Great visibility. This retail complex is situated on a site totaling approximately .77 acres. Property has superior access, which offers prominent exposure to vehicular traffic, while offering tenants exceptional signage opportunities. Located in the retail district within directly proximity to other national retailers. Landlord will demise.

Approximately 4200 sq ft available for lease

Units available at \$30 per square foot

End Cap Unit with Drive-Thru available at \$50 per square foot

Onsite parking is available.

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













✉️ msleiman@windsor-realty.com

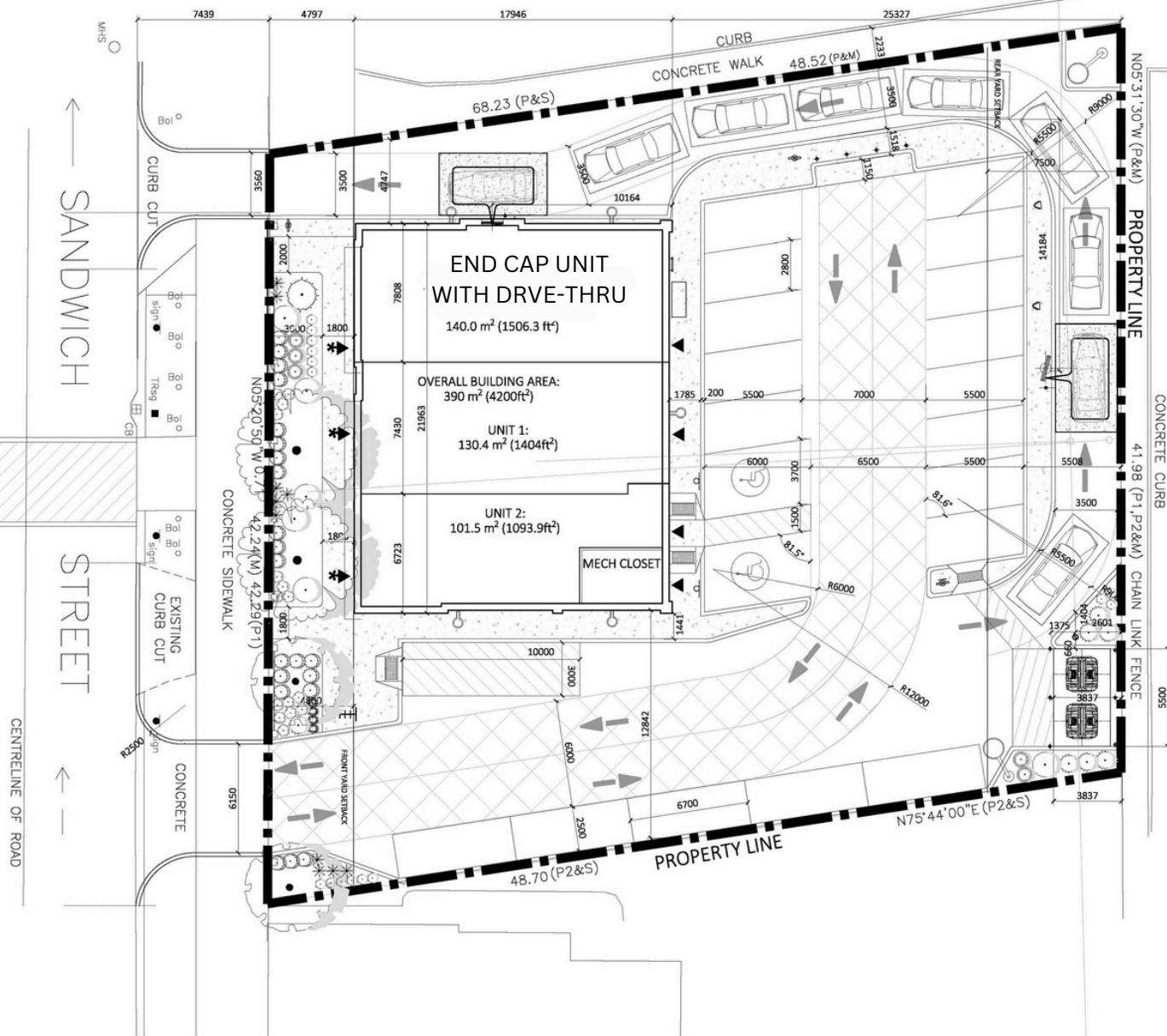


ADJACENT PROPERTY /
PARKING LOT

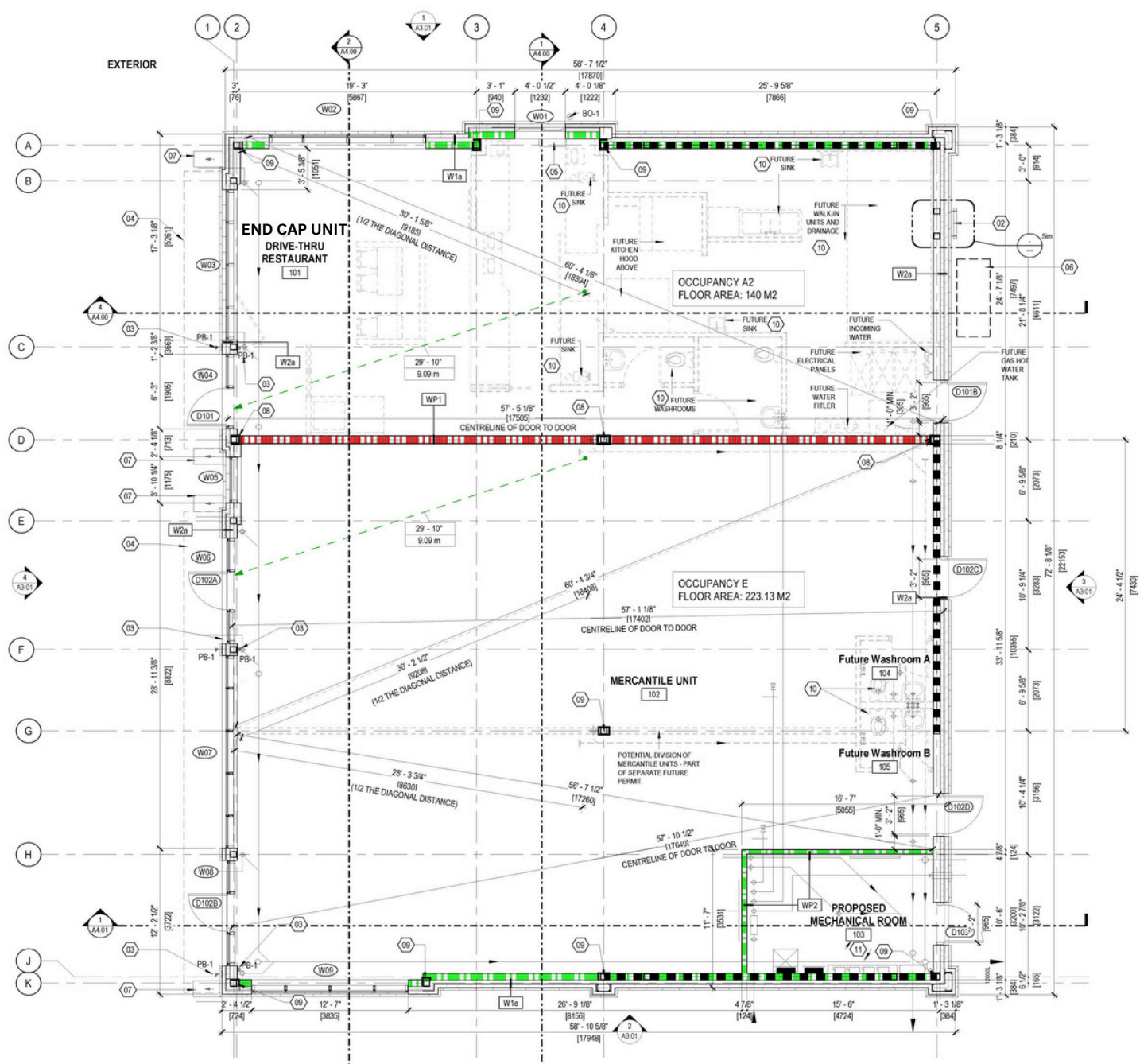
FOR TRUCK SIZES REFER TO TRUCK TEMPLATES BY
TRANSPORTATION CONSULTANT

LEGEND
(R) - DENOTES RELOCATED
(EX) - DENOTES EXISTING

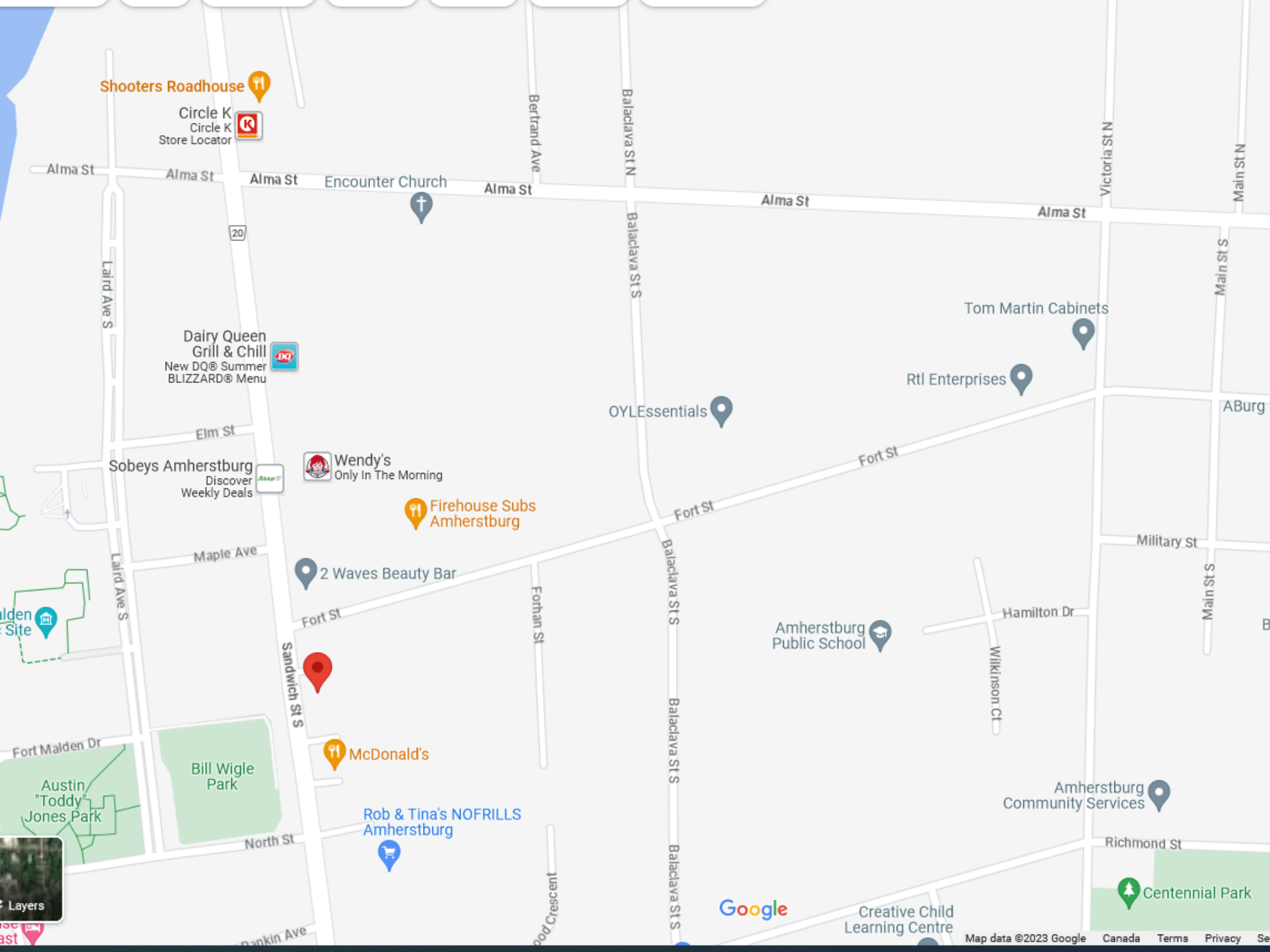
-  NEW CONCRETE / SIDEWALK
-  CURB
-  PRINCIPLE ENTRANCE
-  ENTRANCE AND / OR EXIT DOOR
-  DEPRESSED CURB
(WITH TACTILE WALKING SURFACE INDICATOR)
-  DC
SEE 6/A1.02
-  SIGNAGE
-  S (NEW) NEW FIRE ROUTE ACCESS SIGNAGE (SEE 6/A1.05)
-  SIAMESE CONNECTION
-  B. BOLLARD SEE 7/A1.01
-  CB CATCHBASIN
-  F. HYD. FIRE HYDRANT
-  MH. MANHOLE
-  LS (EX) EXISTING LIGHT STANDARD
LS (R) RELOCATED LIGHT STANDARD
LS (NEW) NEW LIGHT STANDARD
-  WL BUILDING LIGHT FIXTURE
-  WV WATER VALVE
-  BARRIER FREE PARKING
-  NO PARKING DEMARCATION



- 01 RESERVED
- 02 HOT DIPPED GALVANIZED ROOF ACCESS LADDER CW SAFETY GATE, HASP & LOCK SUPPLIED AND INSTALLED BY G.C. G.C. TO HIRE THE SERVICES OF A LOCAL STRUCTURAL ENGINEER FOR ALL STRUCTURAL BRACING AND TO PROVIDE A SIGN-OFF LETTER STATING CONFORMITY TO STRUCTURAL SEISMIC REQUIREMENTS OF THE BUILDING CODE HAVING JURISDICTION. REFER TO 1/A5.04
- 03 G.C. TO SUPPLY AND INSTALL PUSH BUTTON AND DOOR CONTROLS. ALL HARDWARE TO MEET ALL ONTARIO BUILDING CODE REQUIREMENTS FOR BARRIER FREE USE. REFER TO DOOR SCHEDULE AND ELECTRICAL DRAWINGS.
- 04 DASHED LINE INDICATES CANOPY ABOVE. CANOPY SUPPLIED AND INSTALLED BY G.C. G.C. TO PROVIDE LOCALLY CERTIFIED STRUCTURAL ENGINEER STAMPED AND SIGNED DRAWINGS FOR ALL STRUCTURAL MEMBERS AND BRACING AND THE STRUCTURAL ENGINEER IS TO PROVIDE A SIGN-OFF LETTER STATING CONFORMITY TO STRUCTURAL SEISMIC REQUIREMENTS OF THE BUILDING CODE HAVING JURISDICTION. REFER TO EXTERIOR ELEVATIONS, ROOF PLAN AND ROOF DETAILS.
- 05 DRIVE-THRU AIR CURTAIN SUPPLIED AND INSTALLED BY G.C. TBD.
- 06 FUTURE CO2 AND GREASE STORAGE FOR HARVEYS - REFER TO TENANT FIT-UP DRAWINGS.
- 07 G.C. TO SUPPLY AND INSTALL NEW CONCRETE SPLASH PAD AT EACH CANOPY DRAIN PIPE TO ENSURE WATER IS DIRECTED AWAY FROM THE BUILDING.
- 08 WRAP ALL SIDES OF NEW COLUMN WITH 3-LAYER 5/8" TYPE 'X' GYPSUM BOARD PER ULC X528 AT PERIMETER COLUMNS, SEAL TO INSIDE FACE OF EXTERIOR WALL SHEATHING
- 09 WRAP ALL SIDES OF NEW COLUMN WITH 2-LAYER 5/8" TYPE 'X' GYPSUM BOARD PER ULC X528 AT PERIMETER COLUMNS, SEAL TO INSIDE FACE OF EXTERIOR WALL SHEATHING
- 10 GC TO PROVIDE PLUMBING ROUGH-INS FOR FUTURE TENANT FIT-UP. REFER TO MECHANICAL DRAWINGS
- 11 PROVIDE 1 LAYER OF 1/2" FIRE RESISTANT PLYWOOD BEHIND ALL ELECTRICAL EQUIPMENT TO UIS OF CEILING



1 GROUND FLOOR PLAN
A2.01 3/16" = 1'-0"



Shooters Roadhouse

Circle K
Circle K
Store Locator

Alma St
Alma St
Alma St
Alma St
Alma St
Alma St
Alma St

Encounter Church

Dairy Queen
Grill & Chill
New DQ® Summer
BLIZZARD® Menu



Sobeys Amherstburg
Discover
Weekly Deals

Wendy's
Only In The Morning

Firehouse Subs
Amherstburg

2 Waves Beauty Bar

OYLEssentials

Rtl Enterprises

Tom Martin Cabinets

Amherstburg
Public School

Hamilton Dr

Fort St

Fort St

Military St

Fort Malden Dr

Bill Wigle
Park

McDonald's

Rob & Tina's NOFRILLS
Amherstburg

Amherstburg
Community Services

North St

Richmond St

Centennial Park

Google

Creative Child
Learning Centre

131-135 Sandwich Street South

Amherstburg, Ontario

SECTION 15 - COMMERCIAL GENERAL (CG) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Commercial General (CG) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

(2) USES PERMITTED

No person shall within any CG Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CG uses, namely:

- (i) amusement game establishment;
- (ii) animal hospital;
- (iii) art gallery;
- (iv) assembly hall;
- (v) bakery shop;
- (vi) catalogue store;
- (vii) cinema;
- (viii) clinic;
- (ix) commercial recreation establishment;
- (x) commercial school;
- (xi) continuum of care facility
- (xii) data processing establishment;
- (xiii) day care;
- (xiv) department store;
- (xv) *drive through facility: (By-law NO. 2012-65)*
- (xvi) dry cleaning or laundry establishment or distribution centre;
- (xvii) dwelling units restricted to above the first floor;
- (xviii) existing place of worship;
- (xix) financial establishment;
- (xx) florist shop;
- (xxi) food store;
- (xxii) funeral home;
- (xxiii) hardware store;
- (xxiv) home and auto supply store;
- (xxv) home appliance store;
- (xxvi) home decorating store;
- (xxvii) home for the aged;
- (xxix) home improvement store;
- (xxx) hotel or motel;
- (xxxi) institutional use;
- (xxxii) laboratory;