156 Ouellette Avenue

Freestanding TD Canada Trust in Windsor, ON

JLL

FOR SALE

The Opportunity

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 156 Ouellette Avenue (the "Property") which is situated on 0.44 acres in the heart of downtown Windsor. Comprised of 31,366 SF, the site is fully occupied by TD Canada Trust, a proven 'AAA' covenant, which occupies all three storeys and has recently executed a 5-year lease extension, which commenced in March 2025, with 4 x 5-year options to extend remaining upon its expiry. TD Canada Trust has been a long-standing tenant at the site since 2009. This is a key location for TD Commercial Banking, TD Mortgages, and TD Private Wealth Advisory for the area, and in addition provides traditional retail branch services.

The Property benefits from unparalleled accessibility, offering both surface and underground parking facilities. The site capitalizes on premium frontage and visibility along Ouellette Avenue, one of downtown Windsor's primary north/south thoroughfares, and is less than 1 km from the Detroit Windsor Tunnel, the second busiest passenger-vehicle border crossing between the United States and Canada. The Property is part of the Windsor City Centre Planning District, an area which encourages mixed-use development, generally greater than 14 storeys. Currently over 57,000 residents live within a 3 km radius of the site, providing the Property with a large market catchment. The Property is in close proximity to an abundance of national retailers and major destinations which draw consumers from across the region.

Address	156 Ouellette Avenue, Windsor, Ontario
Main Intersection	Ouellette Avenue and Pitt Street East
Tenant	TD Canada Trust

GLA
31,366 SF

Site Area
0.44 acres

Frontage
290 FT

Parking
80 stalls

Occupancy
100%

Remaining Lease Term
4.6 years

Detroit Windsor Tunnel
USA/Canada Tunnel Customs
SHOPPERS DRUG MART
Detroit Windsor Tunnel Garage
BMO
RBC
156
Ouellette Avenue
Windsor, ON
CIBC
LCBO
Tim Hortons
Riverside Drive

Investment Highlights

Strategic Location

- 156 Ouellette Avenue is strategically positioned in Windsor's central business district, and less than 1 km from the Detroit Windsor Tunnel, the second busiest passenger-vehicle border crossing between the United States and Canada.
- The Property benefits from exceptional visibility along Ouellette Avenue, one of Windsor's primary north/south thoroughfares, facilitating seamless connectivity to Highway 401 and the E.C. Expressway.
- Windsor's geographical location provides unparalleled exposure to major markets and easy access to major air, rail and highway links on both sides of the border.

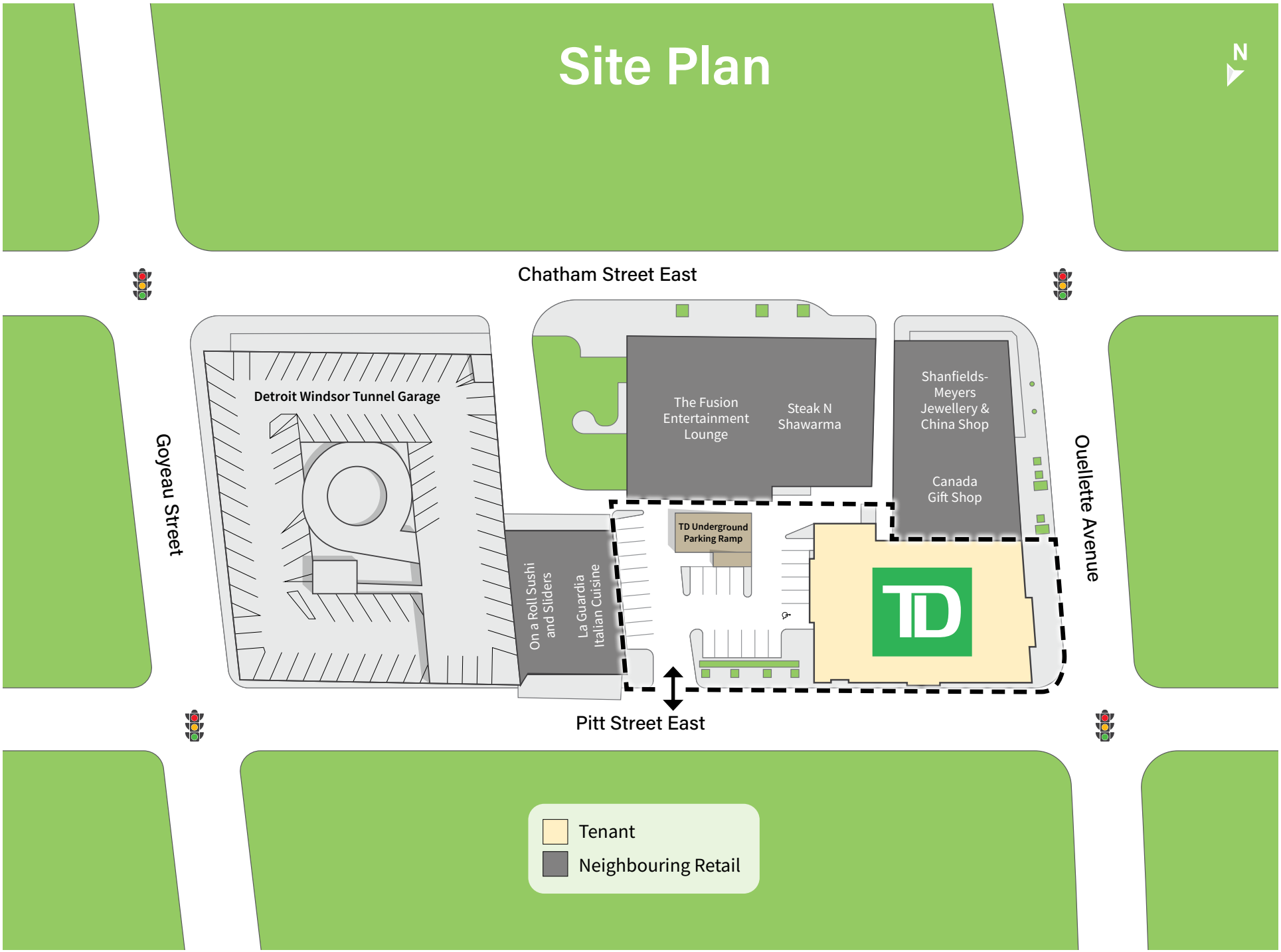
Well-Designed Asset

- The Property boasts unparalleled accessibility, offering both surface and underground parking facilities and is well serviced by multiple nearby public transit routes.
- The Property has been well maintained and managed by the current owners and has prominent TD signage on the exterior of the building.
- The Property is situated on 0.44 acres and was constructed in 2008 with superior quality finishes.

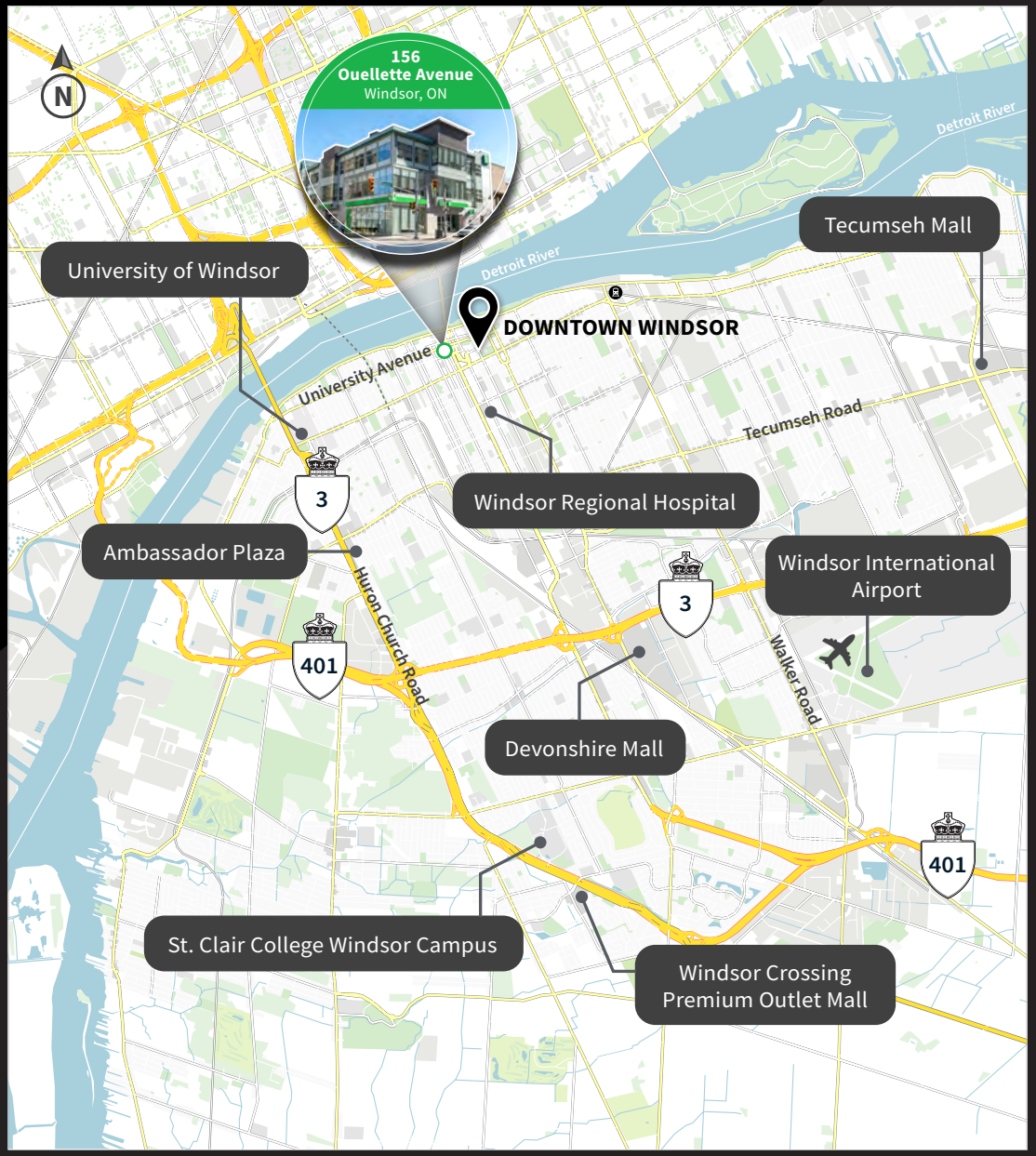
Strong Financials

- Comprised of 31,366 SF, the Property is fully leased to TD Canada Trust, which has been a long-standing tenant at the site since 2009, representing one of Canada's most stable financial institutions with over $1.9 trillion in assets.
- TD Canada Trust recently executed a 5-year renewal which commenced in March 2025 with an additional 4 x 5-year options to renew thereafter.
- The Property is situated in the Windsor City Centre Planning District encouraging mixed-use development, normally surpassing 14 storeys, creating significant future upside potential for property intensification or redevelopment beyond the current banking use.

Site Plan


N
Chatham Street East
Goyeau Street
Ouellette Avenue
Pitt Street East
Detroit Windsor Tunnel Garage
The Fusion Entertainment Lounge
Steak N Shawarma
Shanfields-Meyers Jewellery & China Shop
Canada Gift Shop
TD Underground Parking Ramp
On a Roll Sushi and Sliders
La Guardia Italian Cuisine
TD
Tenant
Neighbouring Retail

Location Overview



156 Ouellette Avenue occupies a strategic location in Windsor's downtown core, positioned in the heart of the city's central business district, and less than 1 km from the Detroit Windsor Tunnel. The Property benefits from exceptional visibility along Ouellette Avenue, one of Windsor's primary north/south thoroughfares, facilitating seamless connectivity to Highway 401 and the E.C. Expressway.

The immediate vicinity of the Property boasts a diverse array of prominent national retailers, including financial institutions such as CIBC, RBC Royal Bank, BMO Bank of Montreal, and Scotiabank; retail establishments like Shoppers Grug Mart and LCBO; and popular quick service restaurants such as Tim Hortons. The site's accessibility is further enhanced by its abundant parking facilities, both surface and underground, and is well serviced by multiple nearby public transit routes.

The Property's strategic position capitalizes on its proximity to the Windsor Regional Hospital, one of Ontario's largest hospitals with approximately 4,000 staff members, experiencing nearly 90,000 Emergency Department visits annually. The Property is also near established residential neighbourhoods with over 57,000 residents living within a 3 km radius.

Downtown Windsor

156 Ouellette Avenue
Windsor, Ontario

For more information **please contact:**

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