



The Lofts at St. Anthony to bring history to life in Amherstburg

Built in 1911, the building at 247 Brock St. in Amherstburg operated as a Roman Catholic School known as St. Anthony School until 1972, then served as a youth centre, the House of Shalom, until 2020.

Early in 2021, the structure was purchased by a well-established Amherstburg business family, Terry and Lisa Jones. With the growth of the town, the Jones family recognized the beauty and potential of the building as loft-style condominiums, preserving the historic look and features while modernizing the inside with amenities necessary for today's lifestyle.

The family chose **Rosati** to design-build and restore the project, currently in the planning stages as details are being worked out with municipal planning and heritage bodies. Most heritage components will be restored, with original details such as exposed masonry corridors, hardwood floors, wood trim work details, exposed brick, soaring ceilings, tall windows and high-transomed doorways. The impressive facade features full-height rough-faced natural stone, round-arched windows and cornice detailing.

THE LOFTS

AT ST. ANTHONY · CIRCA 1911

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We knew Rosati excels at this type of project.

- Lisa and Mackie Jones
The Lofts at St. Anthony

“We knew the historic nature of the building had to be maintained. Rosati’s past projects appealed to us. All the buildings Rosati has restored have been gorgeous; they are excellent at this type of project.”

■ Lisa and Mackie Jones, The Lofts at St. Anthony



Interested parties for **The Lofts at St. Anthony** can pre-register online at liveatthelofts.ca.

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Successful Business Recipe Leads to Mercato Fresh 2nd Location



The **Mercato Fresh** boutique-style food market has been so successful with Chatham consumers, the brand will soon be expanding into Windsor. **Rosati** design-built the original location in Chatham, and was selected again to design-build the second outlet. Windsor's first **Mercato Fresh** will be located on Banwell Road., with branding and design similar to the Chatham store.

The 16,000-square-foot Windsor site will emphasize hot and cold prepared foods,

freshly-prepared sushi, poke bowls, dairy products, international cheeses, fresh produce, meat and fish, a bakery and café.

The store will support local products and will accommodate all diets, as well as gluten-free and vegan products.

Construction is scheduled to start immediately, with a projected opening in fall of 2022.

“We are in good synergy with Rosati. They know our needs from the ground up. We are working with them on the design because we know the operational side. Working with Rosati makes things more seamless, because we know they can expedite matters and get things done well and on time.”

■ **Marc Romualdi, Co-Owner, Mercato Fresh**

Cabana Chiropractic Adjusts to New Home in South Windsor

Leasehold finishes were completed on the new home of Cabana Chiropractic and Health Centre, located at 525 Cabana Road E.

Cabana Chiropractic's new 2,500-square-foot Office offers nine treatment rooms: four for chiropractic and acupuncture services, one for spinal decompression therapy, and the other three shared by three registered massage therapists, one osteopath and one naturopath. The Office aesthetics are designed to provide a calm and tranquil setting.



“It gave us a lot of comfort to deal with them. It is a one-stop shop with Rosati: they offer real estate services, engineering, drafting, design and implementation, all done in-house.”

■ **Peter and Dr. Lisa Rino, Cabana Chiropractic and Health Centre**



A Delightful Opening for the New South Windsor's Penalty Box

South Windsor's **Penalty Box** has had a “delightful” launch in its new Rosati design-built branch restaurant at 525 Cabana Road East.

Co-owners Travis Bondy and Marco Magliaro are serving up the company's famous Chicken Delight in the 2,600-square-foot eatery, which will focus primarily on takeout orders for now, allowing the restaurant to “tap into the community of south Windsor, as well as LaSalle, and all the new development in the area.”



“We are really happy with how the entire project turned out. Rosati was great to work with, from the original plan to completion. Literally, five months after our initial meeting, we had a turnkey operation. They were always on time and everything went smoothly. We would work with Rosati again in a minute.”

■ **Travis Bondy, Co-Owner, South Windsor's Penalty Box**



Legacy Oak Trail Public School Opens in LaSalle



The beautiful new Legacy Oak Trail Public School in LaSalle opened its doors to students and staff in September of 2021. The project was awarded to Rosati by the Greater Essex County District School Board, following a successful bid through a prequalified tender process.

Rosati adhered to a firm timeline and completed the elementary school build on schedule, in time for the new 2021-22 school year.

Designed by **WalterFedy**, the 39,579-square-foot elementary school features an abundance of modern amenities. The school also meets all current infrastructure standards to support student activities and academic achievement.

The K-8 school is located on the new Leptis Magna Drive off of Laurier Parkway, conveniently near the Vollmer Culture and Recreation Complex. Designed to educate more than 400 students, Legacy Oak Trail has replaced the aging Prince Andrew Public School on Kelly Road.

The new school's spacious interior contains classrooms, a large gymnasium, an up-to-date library, staff rooms and administration areas. The outdoor zone incorporates a staff parking area, a playground and soccer field. Meeting current requirements to minimize congestion, there are also ample bus drop off spaces, and an independent Kiss and Ride area for parents to pick up and drop off students.



The Loose Goose Expands Despite COVID Challenges



Local restaurateurs and co-owners of The Loose Goose RestoPub and Lounge, **Angus MacKinnon** and **Dan Spada**, first approached Rosati to design-build a 2nd location on the east side of Essex County. In late 2019, the new Loose Goose opened to a warm welcome at Lakeshore Oasis on Advance Blvd.

The demand for menu items such as the signature chicken wings proved so high, the kitchen had difficulty meeting demands of both takeout and dine in

customers. Unfortunately, expansion plans were put on hold by the COVID-19 pandemic. With things slowly opening up again in mid-2021, and now armed with an

upgraded online ordering platform for takeout, the co-owners quickly approached **Rosati** to get the expansion going again by adding a second kitchen, a new separated takeout area and a large outdoor patio with extravagant patio. All of which are now open for business.



“We have had Rosati working with us on projects for the last few years. They have given us skills and resources to successfully grow our business despite the challenges in an ever-changing world. Whenever we are building, they will be the group we look to for support and guidance. They are an amazing knowledgeable hard-working team of people, and we are proud to be able to be a part of that.”

■ **Angus MacKinnon, Co-Owner, The Loose Goose RestoPub and Lounge**

Rosati Expands Real Estate Services to Next Level

Led by David Mady, Vice President of Real Estate Development offers an array of services for both buyers and sellers.

The Rosati Real Estate Group was established to better serve their existing and future clients while raising the bar concerning service and results. Our passion for real estate, extensive industry experience and commitment to customer satisfaction makes us an easy choice for all of your real estate needs.

Let us help you navigate your next purchase, sale or lease as if it were our own.



DAVID MADY
SALES REPRESENTATIVE
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Distillery Square Set to Launch

In partnership with Mike Brkovich, owner of the Walkerville brewery, The Rosati Group is excited to announce Distillery Square, a vibrant mixed-use community, home to new residents and a collection of businesses & services in the heart of historic Walkerville.

The former rack-houses of the original Walkerville Distillery and the surrounding buildings will be revitalized, restored and transformed into a mix of stunning lofts, office, restaurant and retail spaces, all with incredible amenities, throughout Distillery Square. With the inclusion of a boutique hotel, Distillery Square will be a true destination for residents and visitors alike.



Interested parties can pre-register online at distillerysquare.ca.

Albert Kahn Building in Walkerville Getting New Lease on Life

Rosati Group has engaged Albert Kahn Associates, Inc to collaborate its vision to restore The Strathcona Building. Kahn was highly involved in the original development of Walkerville.

The 2 storey building was originally designed by Albert Kahn in 1907 and built by Walkerville Land & Building Co. but has been in disrepair for many years. Rosati's Goal is to put new life into the structure, restore the exterior façade and to update it to modern standards. When completed, there will be 11,290-square-feet of commercial leasable space.



Unique Eatery Twisting Its Way into New Location

Walkervilles Popular Twisted Apron will be one of the first to make the move to The Strathcona Building.

The restaurant will have a brighter cleaner look and will feature dining areas, a bar, a larger full commercial kitchen and exterior pick up window and patio. The space is being design-built by Rosati in association with local designer Dan Soleski of designatelier at Architecttura, and is expected to be completed by summer of 2022.

“Having hands-on landlords who are involved with their tenants, and that can build out my space, was very important to me. So far, Rosati has been great to deal with, very organized and understanding of my needs.”



■ Kate Robinson, Owner, The Twisted Apron