

\$999,999 - 961 Ouellette Avenue, Windsor

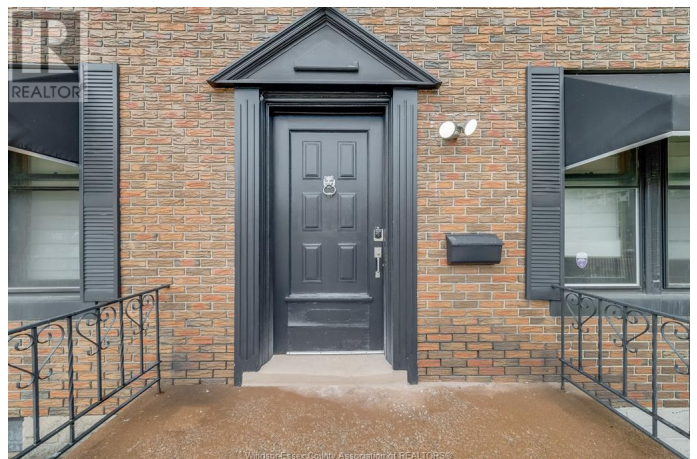
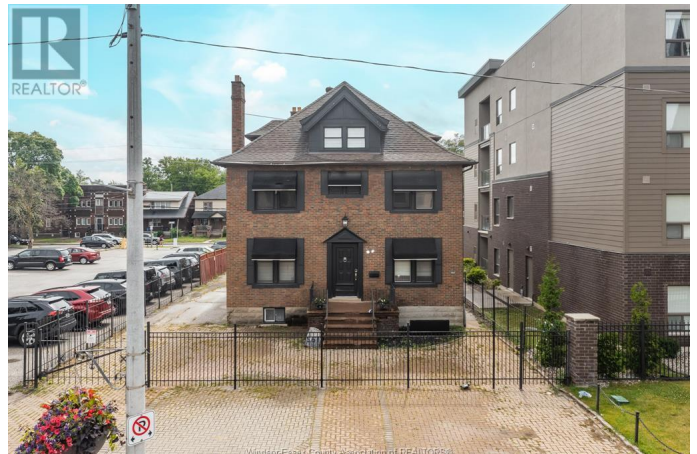
MLS® #25015936

\$999,999

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

N/A, Windsor, Ontario

CASH COW IN THE HEART OF WINDSOR!
Welcome to 961 Ouellette, the perfect addition to your real estate portfolio. This dynamic multi-family and commercial property features 4 units with a total of 9 bedrooms, plus a bachelor suite on the top floor. The main floor includes a 2-bedroom commercial unit currently set up as residential. Zoned CD3.2, it allows for offices, restaurants, retail, and more—endless possibilities to bring your business ideas to life! The second floor offers a spacious 4-bedroom unit with a separate entrance, while the newly finished lower level features a 3-bedroom unit. All 4 units have separate electrical panels and their own entrances. This solid brick building sits on a fenced lot with 10+ parking spots. With 3 of the 4 units currently vacant, you can set your own rents—income potential exceeds \$112,000 annually, delivering a strong cap rate. Live, work, and thrive in this rare investment opportunity. Call the listing agent today to make this property yours! (id:6289)



Essential Information

Listings #	25015936
Price	\$999,999
Bathrooms	0.00
Acres	0.00
Type	Industrial
Sub-Type	Freehold

Community Information

Address	961 Ouellette Avenue
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N9A4J5

Amenities

Features	Corner Site, Visual exposure
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Interior

Heating	Natural gas Forced air, Heat Pump
Cooling	Central air conditioning, Heat Pump

Exterior

Lot Description	50.19 X 105.34
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Listing Details

Listing Office	REMAX CARE REALTY
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