

\$999,999 - 961 Ouellette Avenue, Windsor

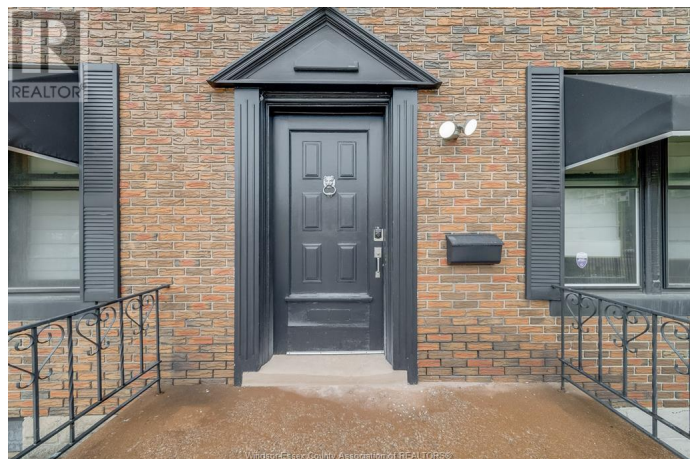
MLS® #25015962

\$999,999

0 Bedroom, 0.00 Bathroom,
Multi-family 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

Listing #	25015962
Price	\$999,999
Bathrooms	0.00
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Shopping Area
Parking	Other

Interior

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

Exterior

Exterior	Brick
Foundation	Concrete

Listing Details

Listing Office	REMAX CARE REALTY
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