

\$849,900 - 1151 Drouillard, Windsor

MLS® #25016521

\$849,900

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.00 Acres

N/A, Windsor, Ontario

A rare opportunity to acquire a fully vacant, fully renovated fourplex in the fast-evolving Ford City district. 1151 Drouillard features four bright and spacious 2-bedroom, 1-bathroom units—each with private entrances, in-unit laundry, and dedicated storage. Every unit is independently climate-controlled with its own mini-split heat pump (5 total) and serviced by individual hydro meters and four updated electrical panels. The building also includes a tankless water system, sump pump, and energy-efficient spray foam insulation throughout. Thoughtfully redesigned with investor foresight and long-term durability in mind, this turn-key asset offers low-maintenance, high-performing income potential. At market rents of approximately \$1,800/month per unit, projected gross annual income may exceed \$86,000 (buyer to verify independently; sellers and agents make no representations or warranties). Exterior features include parking for four vehicles via rear alley access and a generous side yard offering added flexibility. Centrally located just steps from Gino Marcus Community Centre, shopping, restaurants, parks, and public transit, this is a prime opportunity for both seasoned investors and strategic first-time buyers. Immediate growth, no renovations needed—this property checks every box. 50% holdback of CB commission if L/S shows ppty to a prospective buyer or buyers family and they submit an offer through another brokerage. Floor plans available. (id:6289)



Essential Information

Listing #	25016521
Price	\$849,900
Bathrooms	0.00
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	1151 Drouillard
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8Y2R2

Amenities

Amenities	Laundry Facility, Shopping Area
Parking	Other

Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Aluminum/Vinyl
Foundation	Block

Listing Details

Listing Office	JUMP REALTY INC.
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