

\$4,375,000 - 1821 Provincial Road, Windsor

MLS® #25016781

\$4,375,000

0 Bedroom, 0.00 Bathroom, 25,671 sqft

Industrial on 0.00 Acres

N/A, Windsor, Ontario

Located along one of Windsor's most prominent commercial corridors, this full-brick, multi-tenant building offers a rare opportunity for investors or owner-occupiers. Zoned CD4.1, the property allows for a wide range of commercial uses, making it highly versatile and future-proof. The building features an impressive 205 feet of frontage on Provincial Road and approximately 73 on-site parking spaces, ensuring high visibility and accessibility for both clients and staff. Constructed with durability in mind, the majority of the roof is slanted steel—ideal for low maintenance and longevity. Currently home to a strong and diverse tenant mix, including: WSP, a publicly traded engineering firm, All Levels Gym, a Windsor fitness staple, Springboard, a local software development company, Mortgage Suites, a financial services provider, GK Law, a highly respected law office and music school. This is a turnkey asset in a high-demand location, offering both stable income and long-term upside. Whether you're looking to expand your portfolio or occupy space in a thriving corridor, this property checks all the boxes. (id:6289)

Built in 1996

Essential Information

Listing # 25016781

Price \$4,375,000



Bathrooms	0.00
Square Footage	25,671
Acres	0.00
Year Built	1996
Type	Industrial
Sub-Type	Freehold

Community Information

Address	1821 Provincial Road
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8W5V7

Amenities

Features	Visual exposure
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Interior

Heating	Natural gas Forced air
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Listing Details

Listing Office	LC PLATINUM REALTY INC.
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