

# \$3,100,000 - 736-744 Ouellette Avenue, Windsor

MLS® #25019321

**\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

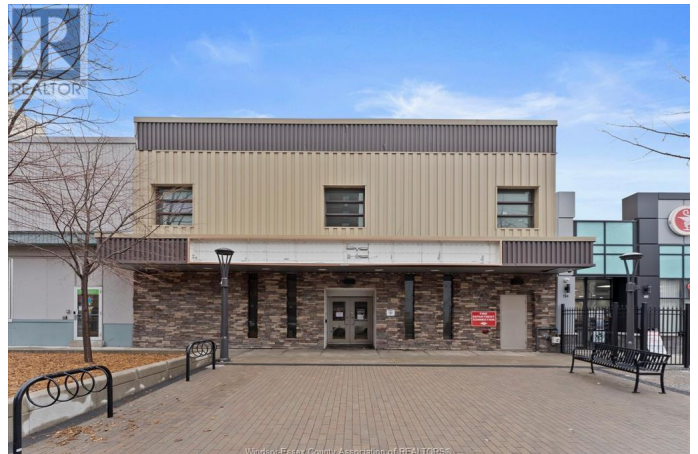
N/A, Windsor, Ontario

Prime Windsor City Centre Opportunity - Ideal for Long-Term Care or Healthcare Facility. This exceptional 20,400 sq. ft., two-storey commercial building with a full, high, and dry unfinished basement presents a rare opportunity for a long-term care home, assisted living facility, or healthcare provider. Key Features include Zoning: CD3.1 - Suitable for medical, healthcare, and institutional uses. Extensive Renovations (2016-17) New roof, Modern elevator. Updated heating/cooling systems, Advanced fire detection & suppression systems. Take a look at this prime location: Windsor's City Centre, close to medical facilities, schools, court house and many more key institutions. This property is move-in ready for a nursing home, long-term care facility, or specialized healthcare service. Contact the Listing Broker for a full brochure with building details. (id:6289)

Built in 1946

## Essential Information

|            |             |
|------------|-------------|
| Listing #  | 25019321    |
| Price      | \$3,100,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1946        |
| Type       | Industrial  |
| Sub-Type   | Freehold    |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 736-744 Ouellette Avenue |
| Subdivision | N/A                      |
| City        | Windsor                  |
| Province    | Ontario                  |
| Postal Code | N9A1C2                   |

## Amenities

|          |                 |
|----------|-----------------|
| Features | Visual exposure |
|----------|-----------------|

## Interior

|         |             |
|---------|-------------|
| Heating | Natural gas |
|---------|-------------|

## Exterior

|                 |                        |
|-----------------|------------------------|
| Lot Description | 49.88 X 225' / 0.26 AC |
|-----------------|------------------------|

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE BINDER REAL ESTATE |
|----------------|---------------------------------|



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Listing information last updated on October 23rd, 2025 at 8:16pm PDT