

\$1,899,900 - 7063 Coulter Side Road, Essex

MLS® #25019479

\$1,899,900

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

N/A, Essex, Ontario

An exceptional opportunity for aviation enthusiasts, business owners, or cross-border travelers. This exclusive 10-acre estate features a grandfathered, Transport Canada-registered private airport - a designation no longer available in the region, ensuring unmatched exclusivity and long-term value. Located just a short drive from the Ambassador Bridge and Windsor, the property offers fast, convenient access to the U.S. border, making it ideal for aviation-related enterprises, private pilots, or cross-border commuters. Airport & Aviation Features: Private, registered airport - grandfathered with no new airport approvals being granted in Essex County (confirmed by Transport Canada). Well-maintained grass runway, ideal for small aircraft operations. Three large hangars offering incredible flexibility: - Two at 32' x 40' - One oversized hangar at 110' x 48' - Combined capacity for up to 7 planes Multiple aircraft tie-downs for transient or guest aircraft. Storage & Revenue Potential: These expansive hangars present versatile storage opportunities beyond aviation: Perfect for boat storage, RVs, classic cars, or large equipment. Potential to lease hangar space seasonally or year-round for: - Private aircraft - Boaters needing off-season storage - Local businesses seeking secure, weather-protected space Significant opportunity for passive income or operating a storage business, especially given the limited availability of such facilities in the area. The



larger 110â€™ x 48â€™ hangar is especially suited for multi-unit indoor storage, with room for expansion or reconfiguration. (id:6289)

Built in 1978

Essential Information

Listing #	25019479
Price	\$1,899,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Year Built	1978
Type	Agriculture
Sub-Type	Freehold
Style	3 Level

Community Information

Address	7063 Coulter Side Road
Subdivision	N/A
City	Essex
Province	Ontario
Postal Code	N0R1B0

Amenities

Features	Gravel Driveway, Side Driveway
Parking	Other

Interior

Heating	Electric Baseboard heaters
Fireplace	Yes
Fireplaces	Wood

Exterior

Exterior	Aluminum/Vinyl, Brick
Lot Description	219.65 x 1990.47 / 10 AC
Foundation	Block

Listing Details

Listing Office

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