

# \$1,299,900 - 401 Parent Avenue, Windsor

MLS® #25019744

**\$1,299,900**

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

N/A, Windsor, Ontario

ATTENTION INVESTORS, THIS WELL MAINTAINED 9 + 2 UNIT PROPERTY NEAR THE HEART OF WINDSOR BOASTS STRONG INCOME POTENTIAL. CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO RIVERSIDE DRIVE WALKING TRAILS AND MINUTES TO DOWNTOWN AND RESTAURANTS IN WALKERVILLE AND LITTLE ITALY. SHORT DRIVE TO UNIVERSITY OF WINDSOR, ST CLAIR COLLEGE DOWNTOWN CAMPUS & U.S BORDER. FEATURING 4 X 2 BED, 5 X 1 BED, 1 X BACHELOR & 1 x OFFICE UNITS. DETAILED NEIGHBOURHOOD REPORT ATTACHED. LTA APPLIES ALLOW 24 HOURS FOR ALL SHOWINGS, SELLER MAY DECLINE ANY OFFERS INCLUDING PREEMPTIVES. POSSIBLE SELLERS FINANCING AVAILABLE WITH PROPER DOWN PAYMENT. CONTACT US TODAY FOR MORE INFO & TO BOOK A PRIVATE TOUR! (id:6289)



## Essential Information

|           |              |
|-----------|--------------|
| Listing # | 25019744     |
| Price     | \$1,299,900  |
| Bathrooms | 0.00         |
| Acres     | 0.00         |
| Type      | Multi-family |
| Sub-Type  | Freehold     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 401 Parent Avenue |
| Subdivision | N/A               |
| City        | Windsor           |
| Province    | Ontario           |
| Postal Code | N9A2B9            |

### Interior

|              |                                 |
|--------------|---------------------------------|
| Heating      | Natural gas Forced air, Furnace |
| Cooling      | Central air conditioning        |
| # of Stories | 3                               |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Aluminum/Vinyl, Brick, Stucco |
| Lot Description | 34.25 X 85.25                 |
| Foundation      | Block                         |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | REALTY ONE GROUP ICONIC BROKERAGE |
|----------------|-----------------------------------|



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Listing information last updated on October 22nd, 2025 at 7:33pm PDT