

\$619,000 - 735-737 Partington, Windsor

MLS® #25023032

\$619,000

7 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Windsor, Ontario

Welcome to 735-737 Partington Avenue, a rare side-by-side duplex offering exceptional cash flow potential and flexible living options in a prime location just a 7-minute walk (550 meters) to the University of Windsor and a short 7-minute drive to the Canada-US border, making it ideal for students, professionals, commuters, and families alike. Vacant and ready for immediate occupancy, this property is perfect for first-time buyers who want to live in one unit and rent the other, investors seeking strong returns, or families looking for a multi-generational setup—imagine living in one side while your adult children or parents occupy the other, with grandma right next door to help care for the grandchildren. Each unit comes with its own separate basement and meters, plus spray foam insulation for energy efficiency. 737 Partington features 3+1 bedrooms, 2 full baths, a fully finished basement, and a 5-year-old furnace and central air, while 735 Partington offers 3 bedrooms, 1 full bath, a full unfinished basement with grade entrance (great potential for an additional unit), and furnace/AC systems approximately 10-12 years old. Both units offer bright, spacious layouts with high ceilings that maximize natural light and comfort. Surrounded by everyday conveniences, this property is just steps from restaurants, parks, groceries, schools, and other amenities, making it highly attractive for both tenants and homeowners. Call today —don't miss this incredible opportunity!



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Essential Information

Listing #	25023032
Price	\$619,000
Bedrooms	7
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	735-737 Partington
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N9B2N6

Amenities

Features	No Driveway
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Interior

Appliances	Dryer, Washer, Two stoves, Two Refrigerators
Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
Lot Description	35 X 0 / 0 AC
Foundation	Block

Listing Details

Listing Office	EXP REALTY
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Listing information last updated on October 17th, 2025 at 2:16pm PDT