

# \$1,899,900 - 401-409 Ouellette Avenue, Windsor

MLS® #25025500

**\$1,899,900**

0 Bedroom, 0.00 Bathroom, 12,000 sqft

Industrial on 59.00 Acres

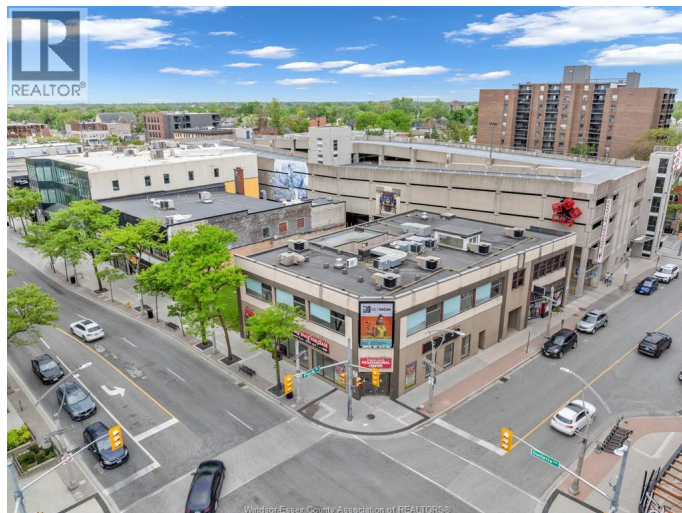
N/A, Windsor, Ontario

Great investment opportunity in the heart of downtown Windsor! Located at the high-traffic corner of Ouellette Avenue and Park Street, this corner property features 5 commercial units that total to about 12,000 square feet. 3 of the 5 units are currently rented to great, reliable tenants, while 2 vacant units give you the flexibility to set your own rental rates, or use the space for your own business! The building offers significant potential, including the option to split the main floor unit at 401 Ouellette into 3 separate units. There is also potential for redevelopment into residential. Buyers are responsible for conducting their own due diligence regarding any redevelopment or unit-splitting opportunities. Offers will be reviewed as they come, and the seller reserves the right to accept or decline any offer. Contact us today to schedule your viewing! (id:6289)

## Essential Information

Listing #	25025500
Price	\$1,899,900
Bathrooms	0.00
Square Footage	12,000
Acres	59.00
Type	Industrial
Sub-Type	Freehold

## Community Information



Address	401-409 Ouellette Avenue
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N9A4J2

### **Amenities**

Features	Corner Site, Visual exposure
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### **Interior**

Heating	Natural gas Forced air
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### **Listing Details**

Listing Office	MANOR WINDSOR REALTY LTD.
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Listing information last updated on October 13th, 2025 at 5:16pm PDT