

\$599,900 - 1629 Drouillard Road, Windsor

MLS® #X12376584

\$599,900

6 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Windsor, Windsor, Ontario

Here is your opportunity to own an income generating property in the Walkerville heritage precinct of Windsor with its well preserved architecture and treelined streets. The super low property taxes in this area and attractive cap rate makes this duplex the ideal investment property! Options: - (i). You can live in one unit and rent the other as a mortgage helper. (ii). Alternatively, you can rent out both units as it is currently. The duplex boasts of 3-generously sized bedrooms, a living room, kitchen with abundance of natural light and ensuite laundry per each unit. Currently generating a gross income of \$40,800 per annum. (Complete financials is available on request). Recent updates (2022) includes new shingles, B-vent that was installed for the furnace and new central gas heating (upper unit only). An electric sewage pump system has also been installed to improve the plumbing needs of the duplex. New stairs with railings and improved foundation works (2025) has given a complete fresh start to this property. Proximity to most amenities makes this property very much desirable. Five public and seven catholic schools serve the area where the property is located. There are also two private schools nearby. 18 sports fields, 4 playgrounds and 8 other facilities are within a 20-min walk of this home. In terms of transit, street transit stops less than a 1 min walk away. Rail transit stop less than 3 km away. This check the box for a young growing family and most potential



renters. This won't last long on the market.
(id:6289)

Essential Information

Listing #	X12376584
Price	\$599,900
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	1629 Drouillard Road
Subdivision	Windsor
City	Windsor
Province	Ontario
Postal Code	N8Y2S4

Amenities

Amenities	Schools, Public Transit, Hospital, Separate Heating Controls
Utilities	Cable, Electricity, Sewer
Features	Level lot, Flat site, Level
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	City view

Interior

Appliances	Water Heater, Water meter, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	2

Exterior

Exterior	Concrete, Vinyl siding
Lot Description	41.2 x 101.4 FT under 1/2 acre
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office

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Listing information last updated on October 24th, 2025 at 8:46pm PDT