

# \$599,000 - 269-271 Mill, Windsor

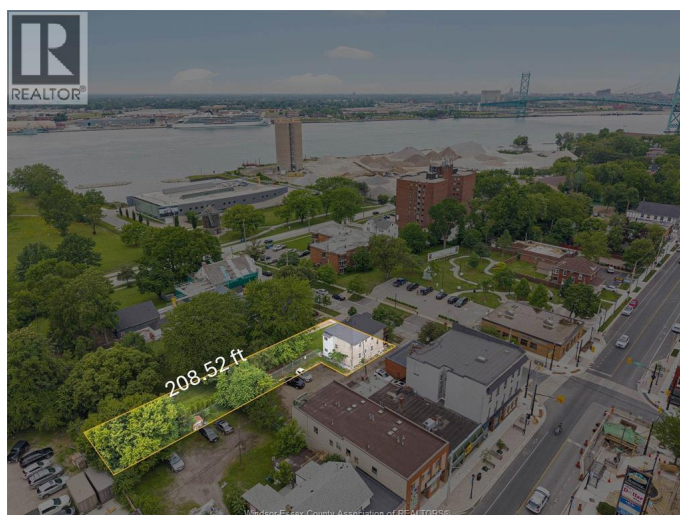
MLS® #25020918

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Multi-family

N/A, Windsor, Ontario

PRICED TO SELL! ADD 4 DOORS TO YOUR INVESTMENT PORTFOLIO WITH THIS 2-STORY MULTIFAMILY PROPERTY IDEALLY POSITIONED ON A LARGE LOT THAT CAN POTENTIALLY BE SEVERED TO GET SEPARATE 30 x 208 LOT. LOCATED IN THE HEART OF OLD SANDWICH TOWN. PROPERTY FEATURES 3 BEDROOM/1 BATHROOM UNIT, 2 BEDROOM/1 BATHROOM UNIT, AND TWO STUDIO UNITS. UPPER-UNITS HAVE IN-SUITE LAUNDRY AND LOWER STUDIO UNITS SHARE LAUNDRY. CLOSE PROXIMITY TO WATERFRONT, BUS STOP, PARKS, SCHOOLS, SHOPPING, RESTAURANTS AND ALL AMENITIES. NOI APPROXIMATELY 39K WITH UPWARDS POTENTIAL. SHOWINGS REQUIRE 24 HRS NOTICE. REVIEWING OFFERS AS THEY COME. THE SELLER HAS THE RIGHT TO ACCEPT OR REJECT ANY OFFER AT THEIR SOLE DISCRETION. PRO-FORMA AVAILABLE UPON REQUEST. PRESENTED AT A CURRENT 6.5% CAP RATE WITH ROOM TO IMPROVE! (id:6289)



## Essential Information

|            |              |
|------------|--------------|
| Listings # | 25020918     |
| Price      | \$599,000    |
| Bathrooms  | 0.00         |
| Type       | Multi-family |

Sub-Type Freehold

### Community Information

Address 269-271 Mill  
Subdivision N/A  
City Windsor  
Province Ontario  
Postal Code N9C2R1

### Interior

Heating Natural gas Forced air  
# of Stories 2

### Exterior

Exterior Brick  
Foundation Block, Concrete

### Listing Details

Listing Office JUMP REALTY INC.



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