

# \$639,999 - 5188 Wyandotte, Windsor

MLS® #25023449

**\$639,999**

0 Bedroom, 0.00 Bathroom,  
Multi-family

N/A, Windsor, Ontario

A rare Riverside find offering 3 self-contained units under one roof. Perfect for multi-generational living or investors seeking strong income potential in a family-friendly neighbourhood. The main unit spans three levels, featuring the main floor, upper floor, and a spacious portion of the basement currently being used as a salon (market rent potential \$2,500/mo). The property also includes a back 1-bed unit rented at \$1,050/mo (market approx. \$1,200), and a separate lower 2-bed unit rented at \$1,250/mo (market approx. \$1,600). Three kitchens, 3.5 baths, separate entrances, a generous lot with ample parking, and close proximity to parks, schools, transit, shopping, and the riverfront make this a prime opportunity. Current tenants generate \$2,300/mo (\$27,600 annually), while projected market rents support \$5,300/mo (\$63,600 annually) and an estimated 6% cap rate at list price. Live in one and let the others offset your mortgage, or stabilize rents for a compelling investment in one of Windsor's most desirable pockets. Call me today with any questions or to book your private tour! (id:6289)

Built in 1952

## Essential Information

<b>Listing #</b>	<b>25023449</b>
<b>Price</b>	<b>\$639,999</b>



Bathrooms	0.00
Year Built	1952
Type	Multi-family
Sub-Type	Freehold

### Community Information

Address	5188 Wyandotte
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8S1L2

### Amenities

Amenities	Laundry Facility
Parking	Other

### Interior

Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Aluminum/Vinyl, Brick
Foundation	Block

### Listing Details

Listing Office	JUMP REALTY INC.
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