

# \$1,249,999 - 3253 Walker, Windsor

MLS® #25024987

**\$1,249,999**

0 Bedroom, 0.00 Bathroom,  
Vacant Land

N/A, Windsor, Ontario

Prime commercial land on Walker Road, one of Windsor's busiest corridors with 30,000-35,000 vehicles daily. High-visibility site just south of the E.C. Row Expressway, close to Costco and other major big-box retailers. Zoned CD3.3 with broad permitted uses including medical, gas station, auto repair, and garden center. Seller has also purchased the adjoining alley, adding an extra 14 feet of depth for greater development flexibility. With approx. 280 ft of frontage and 125 ft of depth (0.81 acres), the parcel offers a wide 2.25:1 frontage-to-depth ratio - ideal for auto-oriented uses, retail plazas, or medical space where visibility and access are critical. Existing structure on site, but value is in the land. A rare opportunity to secure a strategically positioned parcel in Windsor's commercial core - perfect for investors, developers, or end-users seeking strong exposure and long-term growth. (id:6289)



## Essential Information

Listing #	25024987
Price	\$1,249,999
Bathrooms	0.00
Type	Vacant Land
Sub-Type	Freehold

## Community Information

Address	3253 Walker
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Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8W3R7

## Listing Details

Listing Office REMAX CAPITAL DIAMOND REALTY



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