

# \$1,500,000 - 795 University Avenue W, Windsor

MLS® #X12343265

**\$1,500,000**

0 Bedroom, 0.00 Bathroom, 4,000 sqft  
Retail on 52.50 Acres

N/A, Windsor, Ontario

This versatile, income-generating property situated in the heart of Windsor. Currently tenanted, the building offers a dynamic mix of residential, office, and commercial spaces with significant upsideprojected rental income reaching approximately \$8,000/month. With flexibility to deliver vacant or tenanted, this asset presents a opportunity for both end-users and investors. The property features five expansive bays (16x8 and 3- 7x8), two loading docks (5 x7), and easy access throughout. The current owner has initiated the rezoning process to allow for increased building heightproviding a valuable development advantage for the buyer to capitalize on or retain the existing structure as is. Vendor is open to creative financing options and will consider holding a first or second mortgage. Great location and future opportunity. (id:6289)



## Essential Information

Listing #	X12343265
Price	\$1,500,000
Bathrooms	0.00
Square Footage	4,000
Acres	52.50
Type	Retail

## Community Information

Address	795 University Avenue W
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Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N9A5R8

### Amenities

Amenities	Public Transit
Features	Elevator
Parking Spaces	7

### Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

### Listing Details

Listing Office	RE/MAX PARAMOUNT REALTY
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