



MYSAK

REALTY INC., – BROKERAGE



FOR SALE | 10+2 Units

900 Ottawa St.

Windsor, ON

PROPERTY OVERVIEW

ABOUT WINDSOR

The City of Windsor is known as the International Gateway between Canada and the United States of America. It is the fourth most culturally diverse population in Canada. Being the most southern city in Canada, the city is bordered by Lake Erie, Lake St. Clair, and the Detroit River.

Whatever your hobbies, Windsor is likely to have plenty of things to do for you. Discover theatres, cafes, stores, museums, dance clubs, and much more. The numerous kilometers of riverfront gardens are a pleasure for anyone who enjoy being outside. Windsor has been named "#1 Best Small City in North America".

ABOUT THE PROPERTY

Amazing 12 unit investment property located just minutes from Windsor City Centre and Lanspeary Park. Coin operated washer and dryer for additional income. Over half the tenants pay hydro.



Location: Close to Lanspeary Park, St. Alphonses Park, Windsor Regional Hospital, W.D. Lowe High School, Prince Edward Public School, Hackforge Community Centre, & Parkside Tennis Club



Public Transportation: Transit Windsor operates public transit buses in the city with multiple bus routes near the property.



PROPERTY DETAILS

Unit Breakdown: 10 residential units (1 x 1Bed, 8 x 2Bed, 1 x 3Bed) and 2 commercial units

Construction: Masonry Block & Brick

Approx. Age: 1947

Number of Storeys: 2

Flooring Type: Carpet & Vinyl Plank

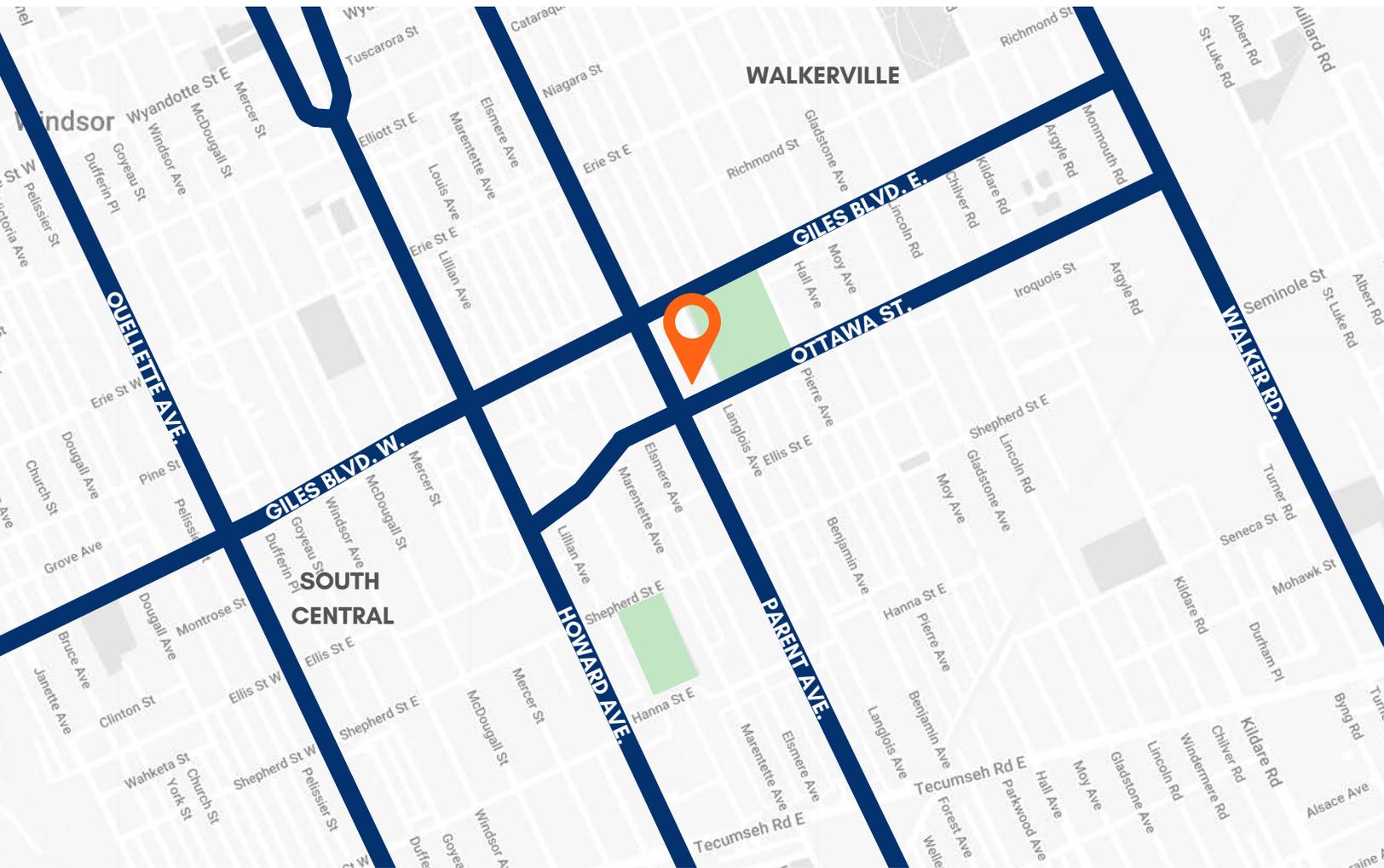
Vacancies: 2

Square Footage of Lot: 37.00' x 124.41'

Balconies: 5

Legal Description: LOT 62 PLAN 937 WINDSOR

WINDSOR WALKERVILLE



Nearest Grocery Store
Approx. 1.5 km



Nearest School
Less than 450 m

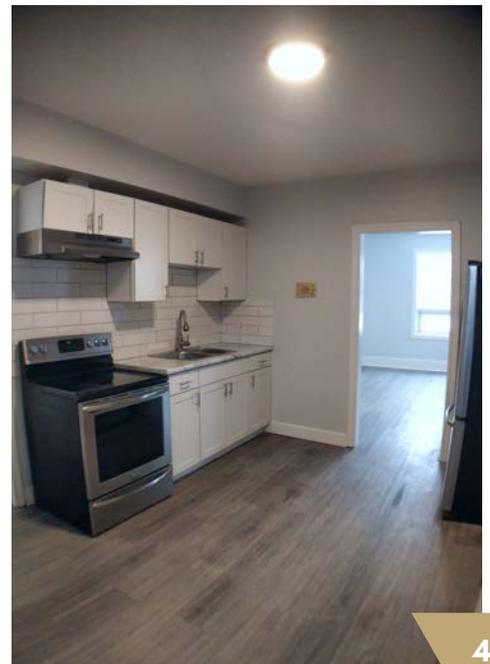
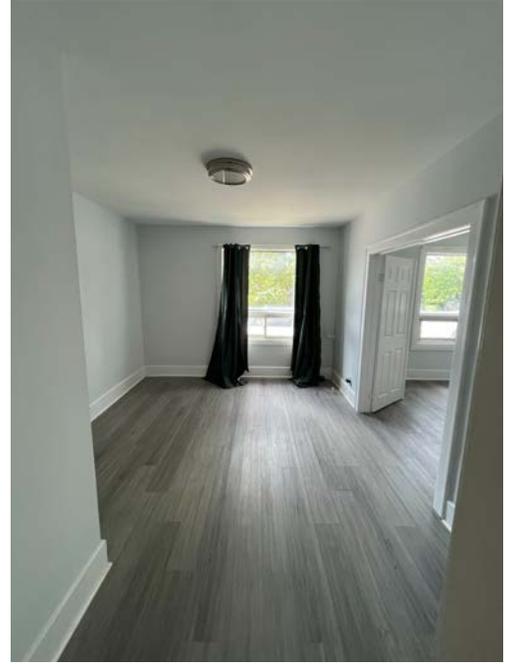


Nearest Park
Approx. 230 m

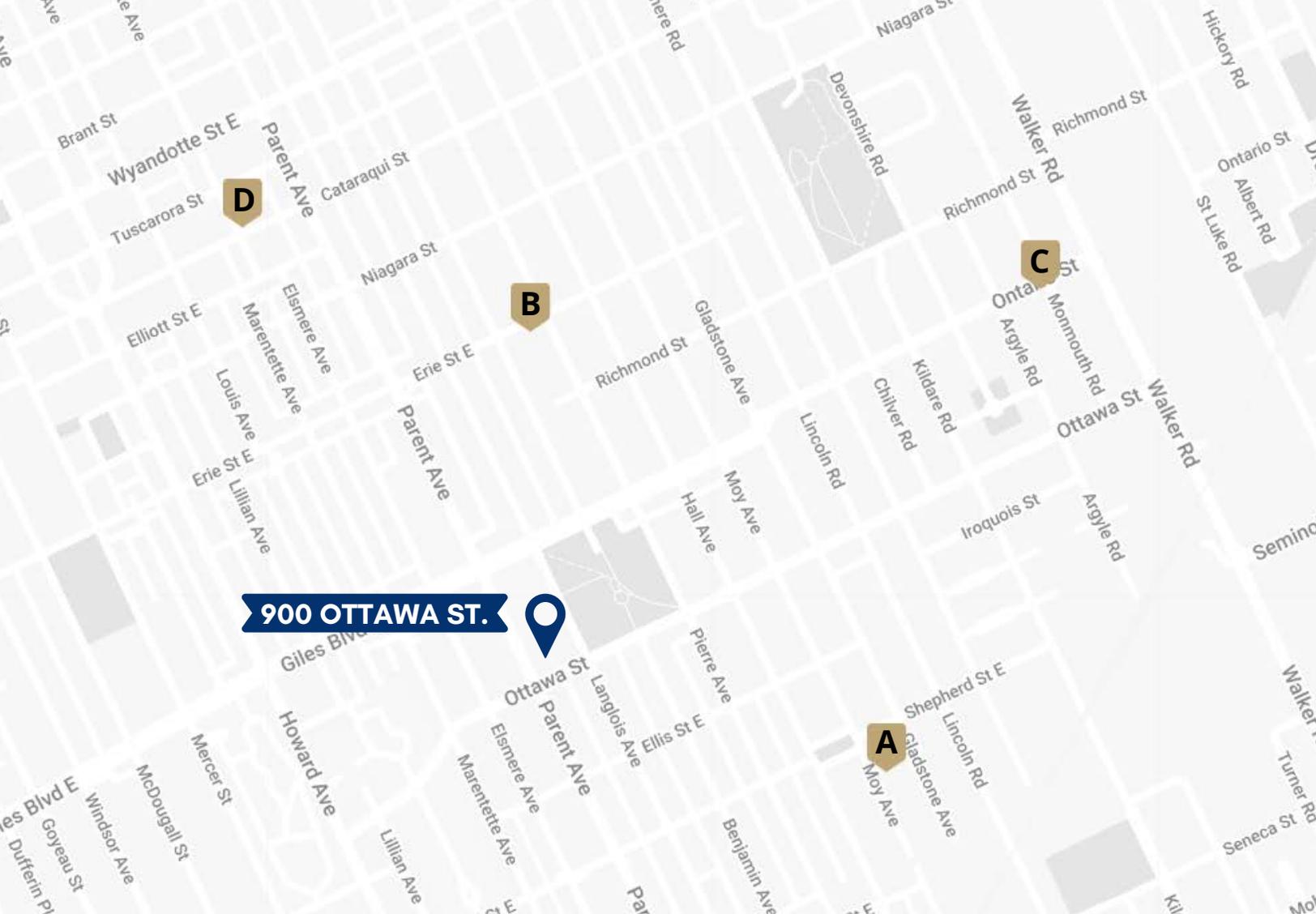
ABOUT WALKERVILLE

Walkerville District is the ideal fusion of modern and traditional. Walkerville still has its history and intrinsic sense of "small town" hospitality despite being a contemporary, vibrant area of Windsor, Ontario. Walkerville is a one-stop shop for all of your shopping, services, dining, entertainment, and pharmacy needs, offering thriving boutique retail and dining tucked within Windsor's biggest collection of heritage houses.

INTERIOR SUITES



RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	1526 Moy Ave.	1Bed	\$1,200	1 km
B	1165 Erie St.	2Bed	\$1,475	950 m
C	2191 Ontario St.	2Bed	\$1,600	1.2 km
D	792 Marentette Ave.	3Bed	\$2,100	1.3 km



To book a tour
please email
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ROBERTO PIANOSI

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SAM IUS

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