



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 23 Units**

**249 Pillette Road**

**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 23 unit investment property located just minutes from Windsor City Centre and Reaume Park. Coin operated washer and dryer for additional income. Most tenants pay hydro.



## PROPERTY DETAILS

**Unit Breakdown:** 23 residential units (1 x Bach, 22 x 1Bed)

**Construction:** Wood Frame

**Approx. Age:** 1922

**Number of Storeys:** 2.5

**Flooring Type:** Hardwood and Carpet

**Square Footage of Area:** 12,733.69 ft<sup>2</sup>

**Legal Description:** PLAN 964 PT LOT 1 ALLEY



**Location:** Close to Reaume Park, Goose Bay Park, Windsor Regional Hospital, Corpus Christi Catholic Middle School, Princess Elizabeth Public School, Optimist Community Centre, & Parkside Tennis Club



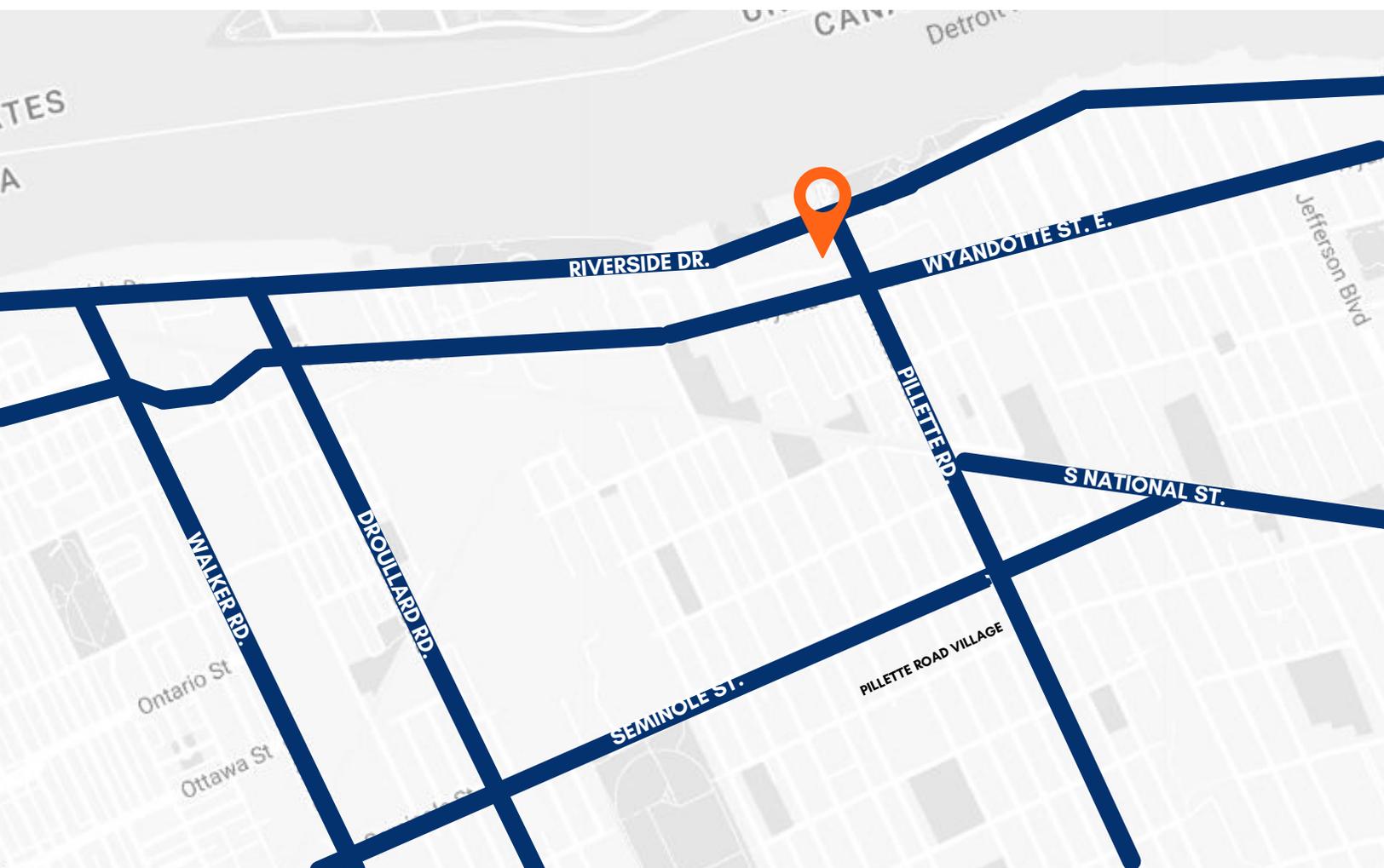
**Public Transportation:** Transit Windsor operates public transit buses in the city with multiple bus routes near the property.



# WINDSOR

## PILLETTE ROAD VILLAGE

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### Nearest Grocery Store

Approx. 900 m



### Nearest School

Less than 500 m



### Nearest Park

Approx. 190 m

### ABOUT PILLETE VILLAGE

Located in the easterly part of Windsor, Pillette Village is home to a perfect mix of businesses. The Pillette Village is a diverse mix of unique and vibrant businesses and services which reflect the entrepreneurial spirit of Windsor. It is a very cultural and artistic setting hosting an art gallery, photography and music locations. Medical needs are met through dentistry, medical clinic, pharmacies, massage therapy and chiropractic services. For the sports minded people, there is 5 pin bowling at the local bowling centre.

# INTERIOR SUITES



# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	3445 Riverside Dr. E.	1Bed	\$1,705	1.4 km
B	8787 Riverside Dr. E.	1Bed	\$1,599	4.4 km
C	2670 Meadowbrook Ln.	1Bed	\$1,600	5.5 km
D	7890 St. Rose Ave.	1Bed	\$1,595	3.7 km



To book a tour  
please email  
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**JOE MYSAK**

Owner, Broker of Record



**SAM IUS**

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