



MLS®#: [26010472](#) List Price: **\$349,900.00**  
Status: **Active** Property Type: **Vacant Land**  
Major Area: **Windsor-Essex** District: **00**  
Trans. Type: **Sale** Sub-District: **01**  
Legal Description: **LT 32 PL 781 TOWN OF SANDWICH; LT 33 PL 781 TOWN OF SANDWICH except R185953; WINDSOR**  
Address: **738 BROCK**  
City/Town/Munic: **Windsor, Ontario N9C 2T4**  
Side of Road: **North**  
Nearest Cross St: **BLOOMFIELD**  
Nearest Town:  
Area/Property Known As:  
Property Size: **89.51 X IRREG**  
Acreage: Approx Sq Ft:  
Zoning: **RD2.2** Occupancy: **Vacant**  
Start Date: **08-May-2026** Expiry Date:  
Possession: **IMMEDIATE**

Remarks: **ATTN: Investors/Developers looking for high demand rental areas! This RD2.2 oversized lot is ideal for re-development or add an ADU servicing UOW and St. Clair students. Take advantage of the Sandwich Towne CIP Grant Program on development charges and a 10 yr property tax rebate. Site Plans and floorplans were created and consulted with the COW by a 20yr experienced developer in the area. With confidence the projected gross revenues would be \$135,000 - \$190,000 /yr (pending choice of development type) creating a \$2-3 Million+ end value. Purchase the lot or build to suite options exist. NO VTB. Property can be rented until development is ready. Contact LS for FULL DETAILS and how to best capitalize on the full potential.**

Approx Taxes/Year: **\$1320.04/2025**

#### Utility Information

Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/Connected**  
Hydro Availability: **At Lot Line**  
Natural Gas Avail: **At Lot Line**  
Telephone Avail: **Unknown**

#### Land Details

Type of Property: **Residential Lots (Duplex, Fourplex, Triplex)**  
Prospectus: **Not Available**  
Mandatory Plan of Development: **No** Current Development Permit: **No**  
Building Permit: **Available** Easements:  
Access: **Public Road**

#### Inclusions/Exclusions

Inclusions: **STOVE, REFRIDGERATOR, WASHER AND DRYER (APPLIANCES ARE WORKING ORDER "AS IS") ALL Furnishings as seen on viewing.**

#### REALTOR® Information

Data Modification: **Yes** Calling Expired Permit: **No** Title to Land: **Freehold**  
Date Offer Presentation: Pre Emptive Offers: Commission Clawback: Seller Reserves Right:Y  
Seller/s: **BUSCHANTE DEVELOPMENT GROUP CORPORATION**  
List Branch: **350 KW SIGNATURE** L/BR Phone: **(226) 788-9966**  
List Salesperson: **MATT BUSCHMAN** L/SP Phone: **(226) 788-9966**  
List Salesperson: **PETER-JAMES LUCENTE** L/SP Phone: **(226) 788-9966**  
Showings: **Lockbox** CB Share: **2.5%**

REALTOR® Remarks

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Loaded by: **Windsor-Essex County Association of REALTORS®**

Full Report | Date Printed: 05/11/2026