



995 Elsmere Avenue, Windsor, Ontario

# Three-storey mixed-use building for sale

Get more information

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## FOR SALE

995 Elsmere Avenue, Windsor, Ontario

# Three-storey mixed-use building in a high visibility and vibrant area.

Three-storey, mixed-use building featuring 27 units. 21 residential apartments and 6 main-floor commercial spaces.

This is situated on a 0.278 acre lot located at the high-visibility corner of Erie Street and Elsmere Avenue in Windsor.

The in place rents and lease terms for the commercial offer significant upside for purchaser. Situated in a vibrant area with excellent pedestrian and vehicle traffic, close to amenities, transit, and established businesses, making it ideal for investors seeking stable income with growth potential.

Additional details available upon execution of an NDA. All tours must be scheduled by appointment—please do not disturb tenants. Property can be sold along with 531 Mill Street as well.

Asking price **\$4,900,000**



0.278 acres



113 feet of frontage



CD2.2 zoning



Underground & surface parking



Three minute walk to closet bus stop





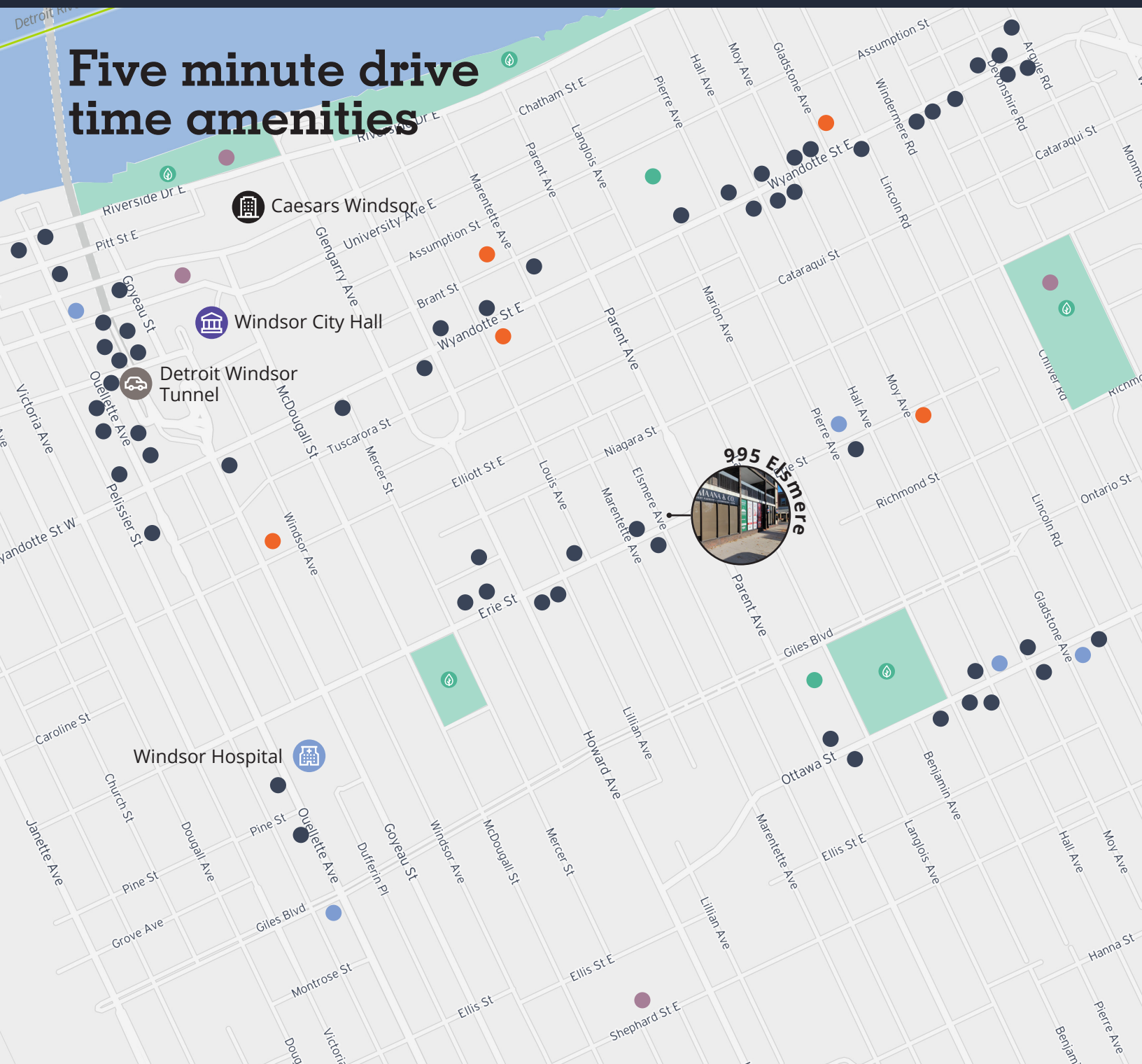
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# Five minute drive time amenities



**115,644**

Population

**36**

Median age

**2.3**

Avg. household size

- Grocery stores
- Primary & secondary schools
- Restaurants
- Pharmacies / health care
- Attractions / recreation

10 minute drive time demographics



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