

For Sale

4590 Walker Road, Windsor ON



For more information, please contact:

**Mike Sleiman** REALTOR®

📞 519.966.7777

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Remo Valente Real Estate (1990) Limited, Brokerage



# 4590 Walker Road

## Windsor, Ontario



The "Seller" has retained Mike Sleiman Realtor® of Remo Valente Real Estate (1990) Limited to sell this commercial property situated on approximately 1.01 acres, located at 4590 Walker Road in Windsor, Ontario.

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# Property Highlights

## ***High-Exposure Property with Exceptional Development Potential***

Prime commercial opportunity in the City of Windsor—this highly visible site is strategically positioned on one of Windsor's busiest arterial corridors, just minutes from Highway 401. Boasting approximately 130 feet of frontage on Walker Road, the property experiences consistent high vehicular traffic and outstanding exposure.

Approximately 1.01 acres, the site is zoned MD 1.2, offering flexibility for a wide range of commercial. Located in the heart of Windsor's premier retail district, the property is surrounded by major national retailers and sits at the doorstep of the Walker Power Centre.

The lot includes an existing office building, with an oversized two-car garage.

This is a rare opportunity to secure a parcel of land in a rapidly evolving commercial node. (buyers to verify zoning compliance for their intended use)

Features include:

- 1.01-acre site with on-site parking
- 130 ft of frontage on Walker Road
- Excellent access and visibility
- Proximity to Highway 401, EC Row Expressway & major retail anchors
- High-traffic location within established commercial corridor

**For more information, please contact:**

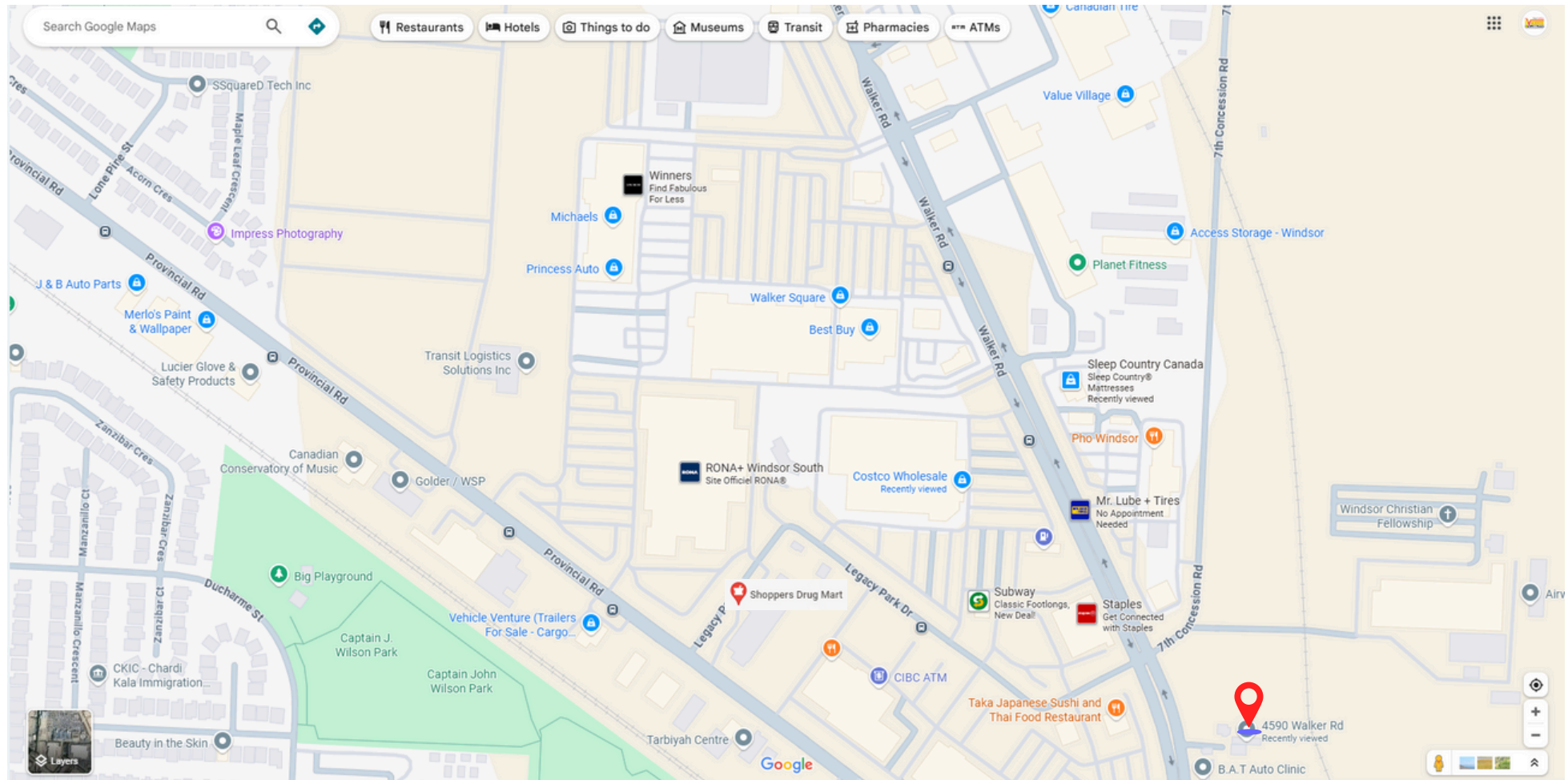
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# Google Maps - National Retailers



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# Site Photos



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# Zoning Permitted Uses

## 18.2 Manufacturing District 1.2 (MD1.2)

### 18.2.1 Permitted Uses

*Ambulance Service  
Building Materials Recycling Store  
Bulk Storage Facility  
Business Office  
Contractor's Office  
Equipment Rental Shop  
Food Catering Service  
Food Processing Facility  
Laundry Plant  
Manufacturing Facility  
Medical Appliance Facility  
Micro-Brewery  
Public Parking Area  
Repair Shop - Heavy  
Repair Shop - Light  
Self-Storage Facility  
Towing Service  
Warehouse  
Water Transportation Facility  
Welding Shop*

*Any of the following Ancillary Uses:  
Automobile Sales Lot  
Car Wash Automatic  
Car Wash Coin Operated  
Club  
Food Outlet - Take-out  
Gas Bar  
Health Studio  
Restaurant  
Restaurant with Drive-Through  
Retail Store - Equipment & Supplies  
Veterinary Office  
Wholesale Store*

*Any of the following Existing Uses:  
Transport Terminal*

*Any use accessory to any of the above uses, including a Caretaker's Residence  
or a Retail Store*

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# Executive Summary

## Strategic Location:

The property is strategically situated in Windsor, Ontario, which offers prominent exposure to vehicular traffic along one of the busiest arterial roads in Windsor, within direct proximity to other national retailers.

## Executive Summary:

Mike Sleiman of Remo Valente Real Estate (1990) Limited is pleased to offer for sale this commercial property with impressive frontage in Windsor, Ontario. The property is located at 4590 Walker Road on approximately 1.01 acres.

This document provides an overview regarding the said property and surrounding area.



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