



1451 Ouellette Avenue

List Price
\$700,000

Property Taxes
\$7,384.40/2024

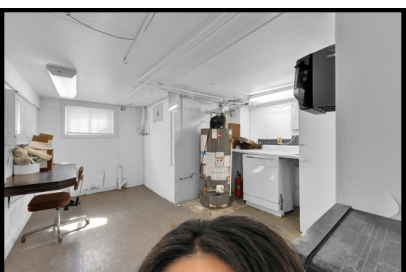
Zoning
CD3.5

Total Sqft
1800

FEATURES

- Prime high-traffic Ouellette Avenue location
- Mixed-use zoned CD3.5
- Main Floor Commercial/Professional Office
- 2-bedroom residential unit with laundry, private deck & 2 entrances
- 2 Private Driveways to access fenced parking lot
- 10+ on-site parking spaces
- Lot size 50 x 100 ft
- Immediate vacant possession
- ideal for owner-occupier or investor
- Updated HVAC & central air
- Security & phone systems in place
- High visibility with lit signage, pylon & signband
- Located close to transit, shopping & amenities
- Versatile property: perfect for law/accounting office, salon, boutique, or rental

Prime investment opportunity in the heart of Windsor! This free-standing 1,800 sq ft commercial/residential building is ideally located on high-traffic Ouellette Avenue. Home to a successful law practice for over 20 years, this spot has excellent curb appeal and associated goodwill. Zoned CD3.5, this versatile property offers endless potential with existing main floor commercial space with finished offices, reception, waiting area and boardroom. The upper level offers a 2 bedroom residential unit with original hardwood floors, in-suite laundry, private deck and 2 entrances. Variety of uses include office, retail, or mixed-use investment with the possibility of a duplex conversion with 4+1 beds and 4 baths. Ideal for professional law or accounting firm, salon, spa, boutique or rental. 10+ on-site parking spots, excellent lit signage and unparalleled access with private driveways on either side of the property to the back parking lot. Secured gated private storage/parking spot on site. Meticulously maintained and updated HVAC with central air. With a 50 x 100 ft lot, the property benefits from strong visual exposure, public transit access, and proximity to shopping and amenities. Fenced lot, municipal water/sewer, security system and phone system in place. Immediate vacant possession available. Whether you're expanding your business, developing a new project, or building your portfolio—this is a location you don't want to miss!



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