



Colliers

1556 Wyandotte St W, Windsor, ON N9B 1H5

# ~2 Acres Downtown Windsor For Sale

Asking: \$4,000,000

**Chris Kirwin** ACI, SIOR

President | Broker of Record  
+1 519 438 4300 x 201  
[chris.kirwin@colliers.com](mailto:chris.kirwin@colliers.com)

**John Peloza** CFA

Broker  
+1 519 438 4300 x 202  
[john.peloza@colliers.com](mailto:john.peloza@colliers.com)

**Colliers Southwestern Ontario, Brokerage**

**London Office**

649 Colborne St., Ste. 200  
London, ON N6A 3Z2  
+1 519 438 4300

**Windsor Office**

6-2557 Dougall Ave., Ste. 244  
Windsor, ON N8X 1T5  
+1 519 438 4300

Accelerating success.



1556 Wyandotte St. W, Windsor, ON N9B 1H5

# ~2 Acres Land For Sale

Strategically located less than 1km from the University of Windsor main campus, this site is surrounded by low-density residential and offers three-road frontage on Wyandotte Street West, McEwan Avenue, and Curry Avenue. Property currently zoned institutional (ID1.1), providing a rare large-scale site in Windsor's west end. 8-minute drive to the Gordie Howe International Bridge border crossing and approximately 3km from Caesar's Casino. This site presents potential for redevelopment or repositioning, including consideration for higher density residential or student housing uses, subject to obtaining all necessary approvals. Existing building included in the purchase on an as-is, where-is basis with no representations or warranties.

Accelerating success.

ASKING:  
**\$4,000,000**



Walkable distance to University of Windsor Main Campus



Three-road frontage



8-minute drive to the Gordie Howe International Bridge



Zoned Institutional (ID1.1)

<b>Total Area</b>	2.016 Acres
<b>Lot Front</b>	253.46 Ft
<b>Lot Depth</b>	318.17 Ft
<b>Zoning</b>	ID1.1



# Site Access

# 1556 Wyandotte St W

Windsor, ON N9B 1H5



**Highway 401**  
6.6 KM | 10 mins

**University of Windsor**  
700 M | 2 mins (drive)  
10 mins (walk)

**Ambassador Bridge**  
2.0 KM | 4 mins

**Gordie Howe International Bridge**  
4.7 KM | 8 mins

**Windsor International Airport**  
11.2 KM | 19 mins

**Caesars Casino**  
3.0 KM | 6 mins



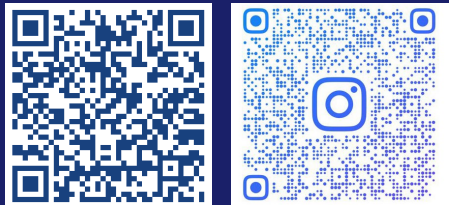
# Site Photos





## Zoning: Institutional District (ID1.1) Permitted Uses:

- a) Business Office of a non-profit or charitable organization
- b) Child Care Centre
- c) Place of Worship
- d) School
- e) Any one or more of the following uses within an existing building which is owned and maintained by a Public Authority: Business Office; Professional Studio
- f) Any use accessory to the above uses



We're Social, Follow Us on  
Facebook @ColliersSouthwesternOntario  
Instagram @colliers.london.canada

[View Listing Online](#)

Collierscanada.com/canada/cities/london  
Collierscanada.com/canada/cities/collingwood

## Provisions

1. Lot Frontage – minimum: 20.0 m
2. Lot Area – minimum: 700.0 m<sup>2</sup>
3. Lot Coverage – maximum: 50.0%
4. Main Building Height – maximum: 14.0 m
5. Front Yard Depth – minimum: 6.0 m
6. Rear Yard Depth – minimum: 7.50 m
7. Side Yard Width – minimum: 3.00 m
8. Landscaped Open Space Yard – minimum: 20.0% of lot area

1556 Wyandotte St W, Windsor, ON N9B 1H5

### Colliers Southwestern Ontario, Brokerage

**Chris Kirwin** AACI, SIOR  
President | Broker of Record  
+1 519 438 4300 x 201  
[chris.kirwin@colliers.com](mailto:chris.kirwin@colliers.com)

**John Peloza** cfa  
Broker  
+1 519 438 4300 x 202  
[john.peloza@colliers.com](mailto:john.peloza@colliers.com)

**London Office**  
649 Colborne St., Ste. 200  
London, ON N6A 3Z2  
+1 519 438 4300

**Windsor Office**  
6-2557 Dougall Ave., Ste. 244  
Windsor, ON N8X 1T5  
+1 519 438 4300

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.  
Colliers Southwestern Ontario, Brokerage



[collierscanada.com](http://collierscanada.com)