

FOR SALE

1705-1725 WYANDOTTE ST W, WINDSOR ON N9B 1J2



Property Overview

Outstanding investment opportunity in a prime west Windsor location! This free-standing, 3,357 SQ ft commercial plaza sits on a highly visible corner of Wyandotte St W and Campbell Ave, surrounded by strong traffic, established neighbourhoods and public transit. Attractive A+ location, walking distance to the University of Windsor. Offering CD2.2 zoning, this property is ideally suited for retail, restaurant, or mixed commercial use, with excellent Lit Pylon sign exposure to maximize visibility. Featuring on-site paved parking for 16+ vehicles, municipal services, natural gas, forced air heating/AC and flexible possession, this site is ready for a new owner occupier or investor to capitalize on. Currently divided into 3 units that are fully tenant-occupied and separately metered, with the tenants paying their own hydro & gas. This is a turn-key business opportunity with strong potential in a vibrant and evolving business district. Contact Listing Agent for further information. Do not approach tenants.



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REALTOR®

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PROPERTY DETAILS

- Free-standing commercial plaza – 3,357 sq ft
- Prime corner of Wyandotte St W & Campbell Ave
- Fully leased – 3 tenant-occupied units
- Separately metered for Gas & Hydro
- Turn-key Income
- Strong tenant mix in established neighbourhood
- CD2.2 zoning – retail, restaurant, or mixed Commercial
- Onsite paved parking for 16+ vehicles
- Excellent signage – lit pylon & signband exposure
- High-traffic corridor with public transit at Doorstep
- Walking distance to University of Windsor
- Surrounded by shopping, dining & residential Density
- Municipal water & sewer
- Natural gas, forced air heating/AC
- Flexible possession
- Stable investment with growth potential

Property Info

Asking Price	\$999,900.00
Property Taxes	\$15,716.99/2025
Zoning	CD2.2
# of Units	3
Lot Size (Feet)	95.36 x 99

ZONING CD2.2

City of Windsor Zoning By-law 8600

15.2 COMMERCIAL DISTRICT 2.2 (CD2.2)

15.2.1 PERMITTED USES

Bakery
Business Office
Child Care Centre
Commercial School
Confectionery
Food Outlet – Take-Out
Funeral Establishment
Medical Office
Micro-Brewery
Personal Service Shop
Place of Entertainment and Recreation
Place of Worship
Professional Studio
Public Hall
Repair Shop – Light
Restaurant
Retail Store
Veterinary Office
Wholesale Store
Dwelling Units in a Combined Use Building with any one or more of the above uses
Gas Bar
Outdoor Market
Parking Garage
Public Parking Area
Tourist Home
Existing Automobile Repair Garage
Existing Service Station

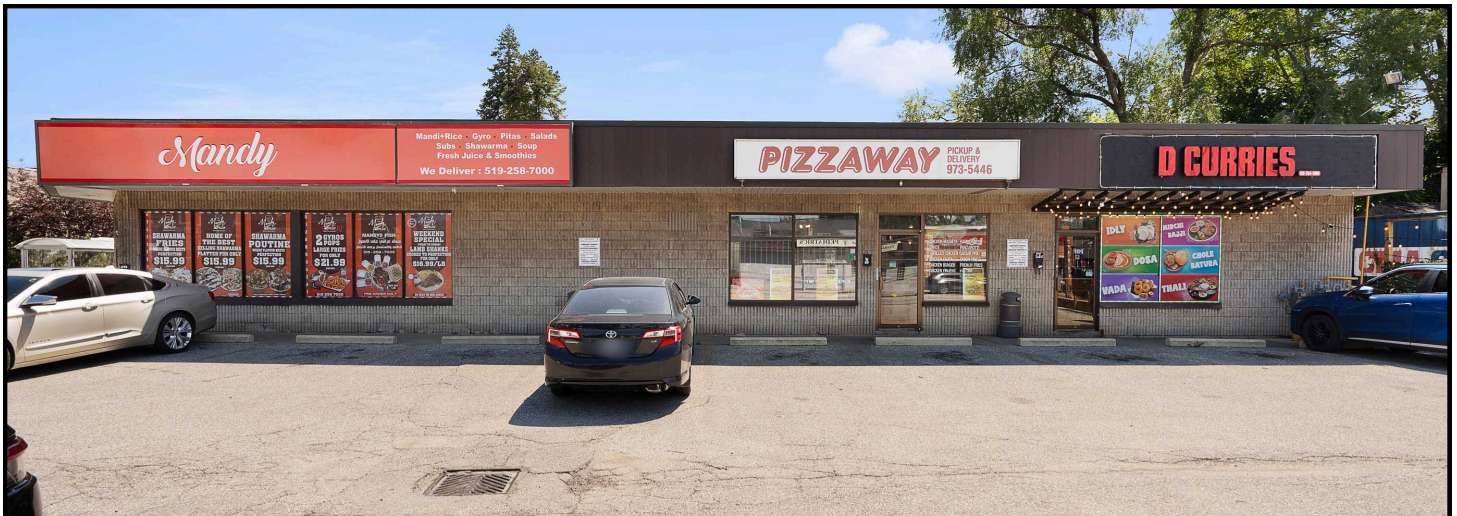
Any use accessory to any of the preceding uses. An *Outdoor Storage Yard* is prohibited, save and except, in combination with the following main uses:
Outdoor Market, Existing Automobile Repair Garage.

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PROFORMA

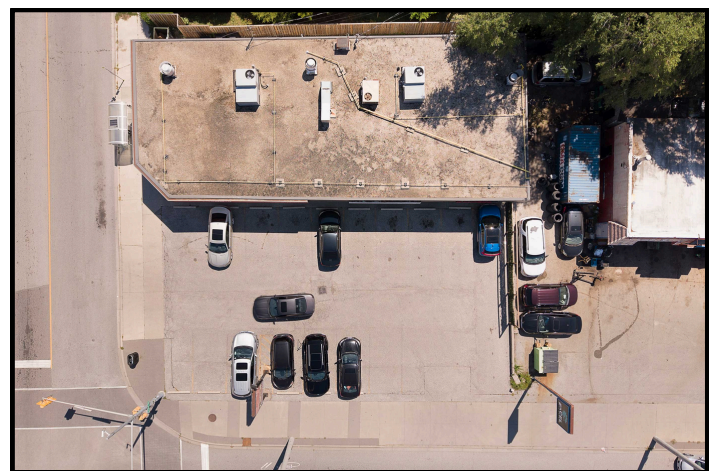
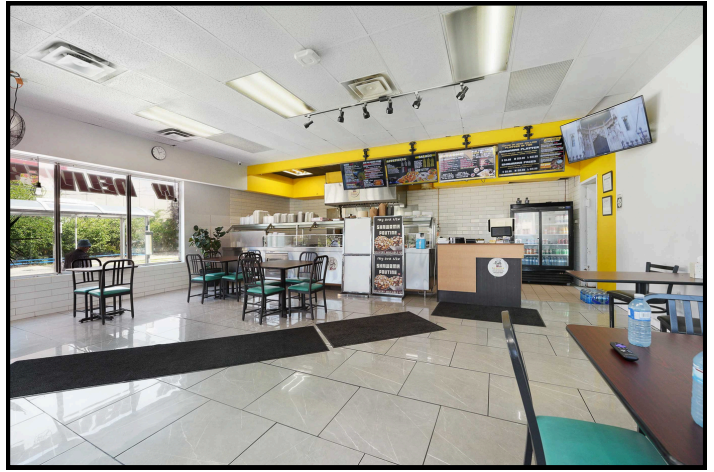
Tenant	Rent	Type	SF	PSF	Expiry	Plus Hydro/Gas
Mandy Plus	\$ 2,497.83	Gross	1,400	\$ 20.12	31-Dec-28	☒
PizzaWay	\$ 746.67	Net	896	\$ 10.00	31-Mar-27	☒
Sign rental	\$ 50.00					
Recovery	\$ 1,486.11			\$ 19.90		
D. Curries	\$ 1,665.77	Gross	1,061	\$ 18.84	31-Aug-25	☒
Monthly Total	\$ 6,446.38					
Annual	\$ 77,356.56					
Expenses						
Property Taxes	\$ 15,716.91					
Garbage Bins	\$ 9,133.31					
Insurance	\$ 2,795.99					
Snow Removal	\$ 4,519.00					
Repairs	\$ 2,225.00					
Maintenance	\$ 2,640.00					
Hydro (Pylon Sign)	\$ 1,800.00					
Water	\$ 10,705.12					
Mgmt Fee	\$ 3,600.00					
Total Expenses	\$ 53,135.33					
NOI	\$ 24,221.23					



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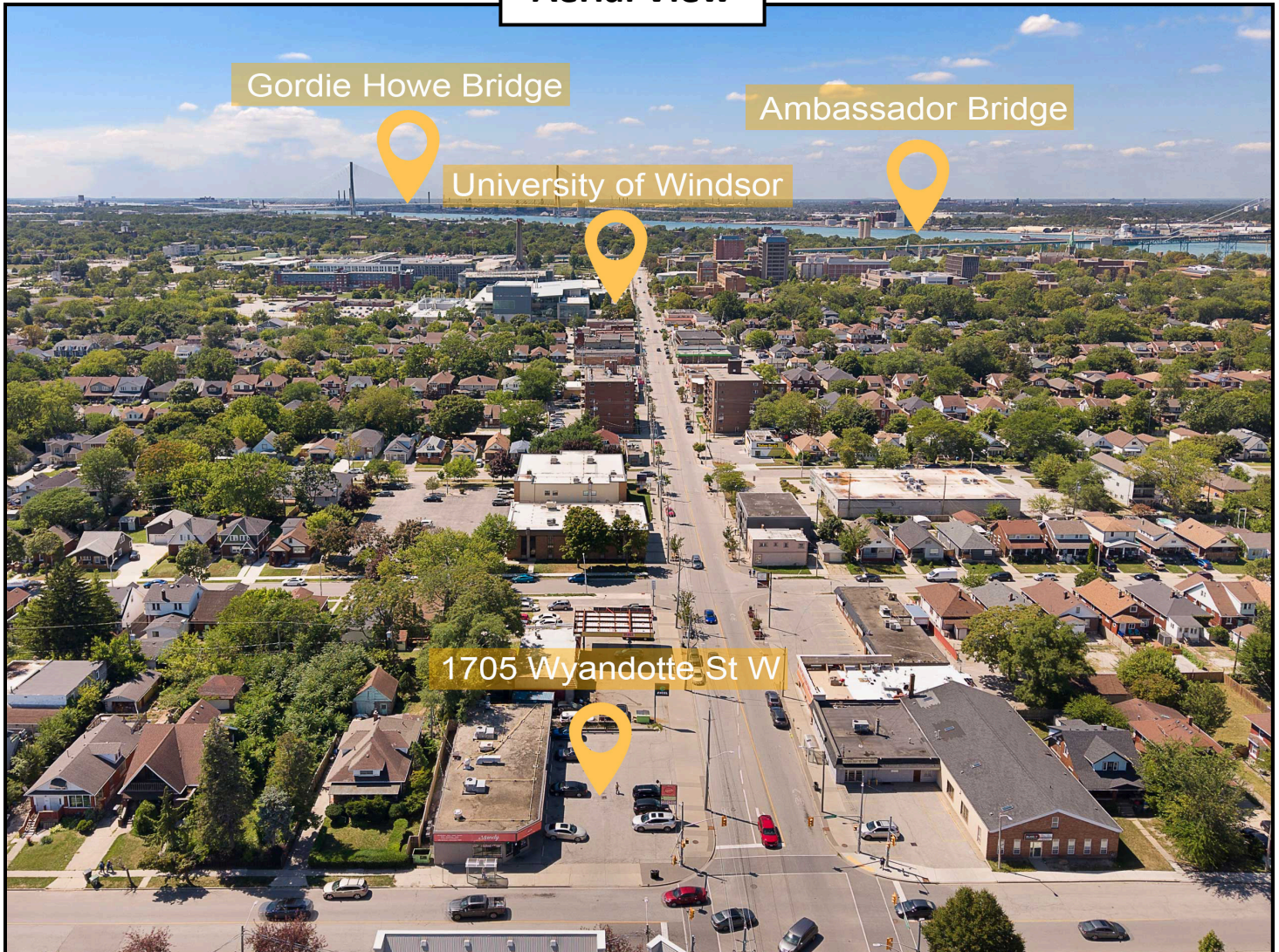


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Aerial View



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