

# \$2,999,900 - 3514,3540-3542 Walker Road, Windsor

MLS® #25002045

**\$2,999,900**

0 Bedroom, 0.00 Bathroom, 10,800 sqft  
Industrial on 0.00 Acres

N/A, Windsor, Ontario

HUGE investment opportunity in an amazing location. Zoned CD3.3, these 2 properties are owned by the same seller who prefers to sell as a package. With a combined property size of approximately 350ft x 100ft in a high visibility location, this is PRIME commercial space. Featuring two separate buildings: 1 with approximately 7200 sq. ft (6000 commercial & 1200 residential) and the other with approximately 3600 sq. ft divided into 3 units which are all currently leased and potential to add onto the building for additional units! Commercial space has been recently updated including painting, refinishing the concrete floor, drop ceiling, new bathroom fixtures, and more. Roof is approximately 4 y/o with both roof top a/c units being replaced at that time. All units have separate utilities. 24 hours minimum notice required for showings. (id:6289)

## Essential Information

Listing #	25002045
Price	\$2,999,900
Bathrooms	0.00
Square Footage	10,800
Acres	0.00
Type	Industrial
Sub-Type	Freehold

## Community Information



Address	3514,3540-3542 Walker Road
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8W3S4

### **Amenities**

Features	Visual exposure
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### **Interior**

Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning

### **Exterior**

Lot Description	350 X 100
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### **Listing Details**

Listing Office	REALTY ONE GROUP ICONIC
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