

\$598,800 - 1195-97 Drouillard Road, Windsor

MLS® #25005711

\$598,800

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.00 Acres

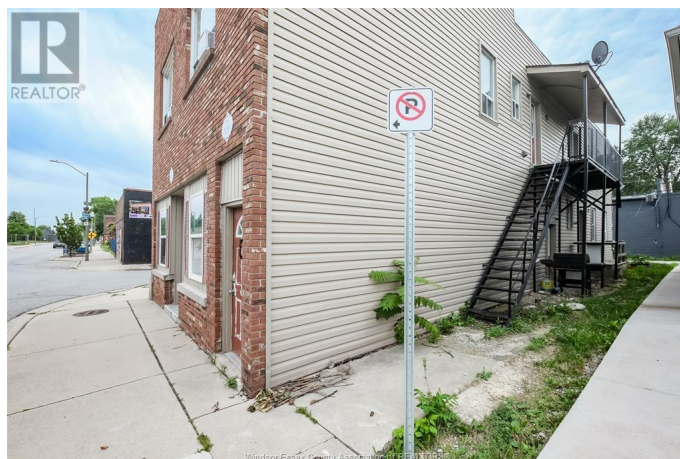
N/A, Windsor, Ontario

Located in Windsor's historic and evolving Ford City district, this fully rented 4-unit brick building offers a solid 7% cap rate with annual net income of approx. \$8,469 before taxes. With tenant turnover underway, projected rents bring the potential cap rate up to 8.6%, boosting future cash flow. Set on a low-maintenance corner lot directly across from a recreation center and steps from public transit, this property combines community accessibility with ease of management. Units are separately metered for hydro no gas in the building, offering flexibility and lower overhead for investors. 3 units are 2 bedrooms and 1 unit is a 3 bedroom. Landlord pays Water for the entire building. See attached documents for the financials. Whether you're adding to your portfolio or entering the multifamily market, this income-generating property delivers steady returns with room to grow. All showings must be at least 24 hrs notice. (id:6289)

Essential Information

Listing #	25005711
Price	\$598,800
Bathrooms	0.00
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information



Address	1195-97 Drouillard Road
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8Y2R2

Amenities

Parking	Other
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Interior

Heating	Electric Baseboard heaters
# of Stories	2

Exterior

Exterior	Aluminum/Vinyl, Brick
Lot Description	30 X 91
Foundation	Block

Listing Details

Listing Office	MANOR WINDSOR REALTY LTD.
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