

# \$2,999,900 - 3540-42 - 3514 Walker Road, Windsor

MLS® #X11952079

**\$2,999,900**

0 Bedroom, 0.00 Bathroom, 10,800 sqft

Retail 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 #	X11952079
Price	\$2,999,900
Bathrooms	0.00
Square Footage	10,800
Acres	0.00
Type	Retail

## Community Information

Address 3540-42 - 3514 Walker Road



Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N8W3S4

### **Amenities**

Parking Spaces	55
----------------	----

### **Interior**

Heating	Other
Cooling	Fully air conditioned

### **Exterior**

Lot Description	Bldg=350 x 100 FT
-----------------	-------------------

### **Listing Details**

Listing Office	REALTY ONE GROUP FLAGSHIP
----------------	---------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 4:46am EDT