

**804 WINDSOR AVENUE  
245 ELLIOTT STREET EAST**  
Windsor, Ontario N9A 1K2



**MULTI-UNIT RESIDENTIAL • FOR SALE**



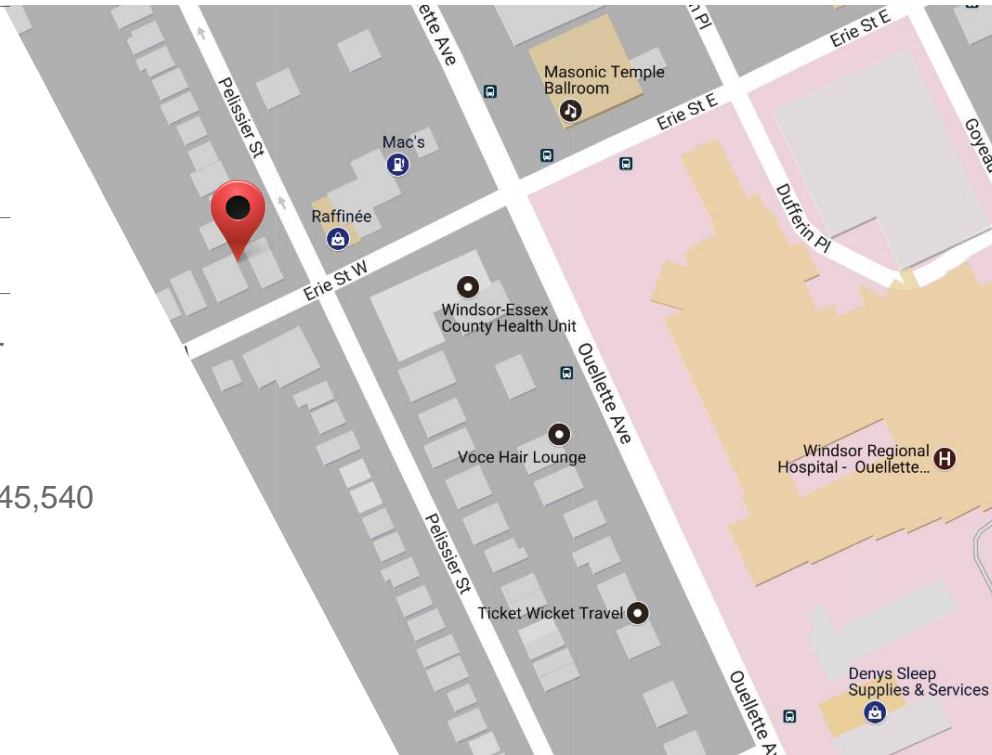
**Asking Price \$420,000**

<b>BUILDINGS</b>	2
804 Windsor Ave	Four Plex Unit 1 – 1 Bedroom 3 – 2 Bedroom
245 Elliott St E	Single Tenant 3 - Bedroom

**Available to be sold together fully tenanted**

- Walking distance to downtown Windsor business district and Windsor Hospital
- Four Plex and Single Family Home
- Current annual Gross Rental Income \$45,540
- No vacancy and easy to rent
- Based on a 8% Cap Rate

**Can be packaged with additional  
Four Plex Properties in the area**



**DAVID JONGERDEN**

Sales Representative

**519 438 9125**

david.jongerden@cushwakeswo.com

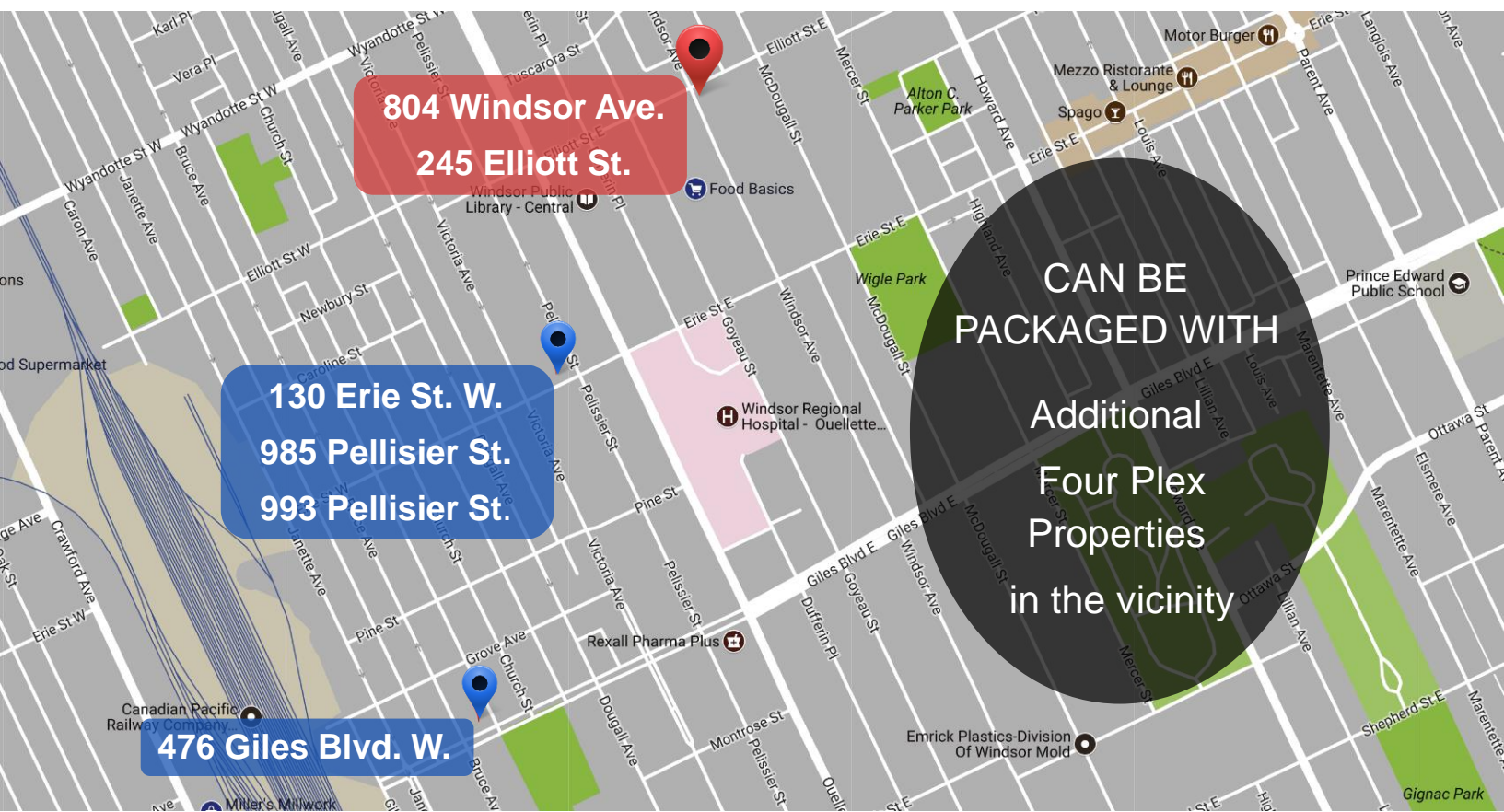
**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**

620A Richmond St., 2<sup>nd</sup> Floor  
London, Ontario CA N6A 5J9  
www.cushwakeswo.com



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