

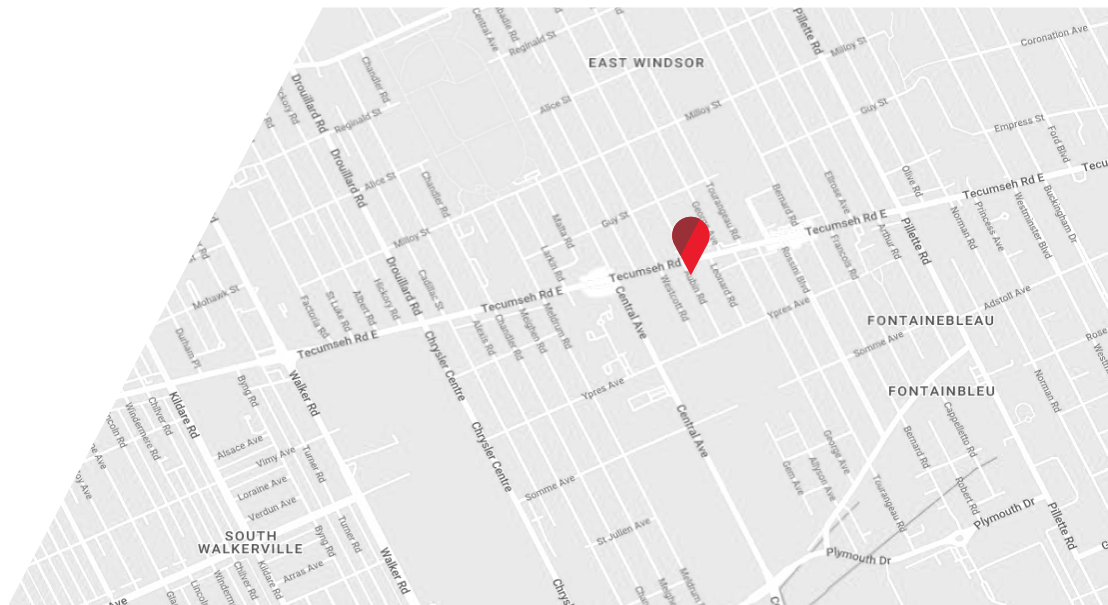


FOR SALE | COMMERCIAL PLAZA

3905

TECUMSEH ROAD EAST, WINDSOR, ON

Asking Price: \$1,699,000

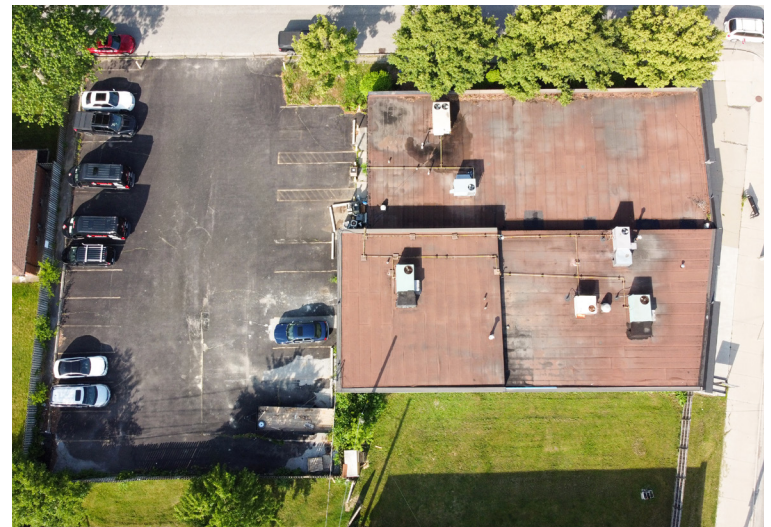


ASKING PRICE: \$1,699,000

ABOUT THE PROPERTY

Excellent Investment opportunity or owner/occupier on Tecumseh Road and Aubin Road

- **Asking Price:** \$1,699,000
- **Site Area:** Approx. 0.466 Acres
- **Building Area:** Approx. 9,300 SF
- **Taxes:** Approx. \$23,195 (2023)
- **Zoning:** CD2.1 - Permits a wide range of uses
- **Parking:** Approx. 24 cars on-site
- **Grade loading**
- 100% Leased
- Excellent daily traffic count
- Newer facade completed in 2019
- Tenants currently include Hands on Health Wellness Centre, Shark 21 Flooring and Union Air Heating and Cooling
- Steady year to year income. Over \$129,000 gross income per year



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