

INVESTMENT OPPORTUNITY TOWNHOME COMPLEX FOR SALE



550 SANDISON ST. WINDSOR. ON

**Newly Constructed Multi-Residential
Luxury Townhome Complex**

\$17,500,000



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PROPERTY HIGHLIGHTS

Sandison Residences is a new development offering 47 affordable luxury suites for lease in a sought after upscale South Windsor Residential Neighbourhood. Desirable location with close proximity to E.C. Row Expressway, Highway 401, and Windsor - Detroit Border. Windsor is tied for the Canada's third fastest-growing city with a 2.5 per cent population increase, according to the latest census data released by Statistics Canada. The local metropolitan area was listed by StatsCan as now having a population of 349,718 (2019).

> 47 NEWLY CONSTRUCTED UNITS IN 8 MODERN ART DECO STYLE BUILDINGS

> LEASING COMMENCED MARCH 2020 - OCCUPANCY EXCEEDING 85% YEAR TO DATE

> OPPORTUNITY TO INTENSIFY ON ADJACENT LANDS

> AVERAGE HOUSEHOLD INCOME IS \$130,000 WITHIN 1KM RADIUS

Address: 550 Sandison St., Windsor, ON

Year Constructed: 2019/2020

Total Residential Units: 47 Units in 8 Buildings

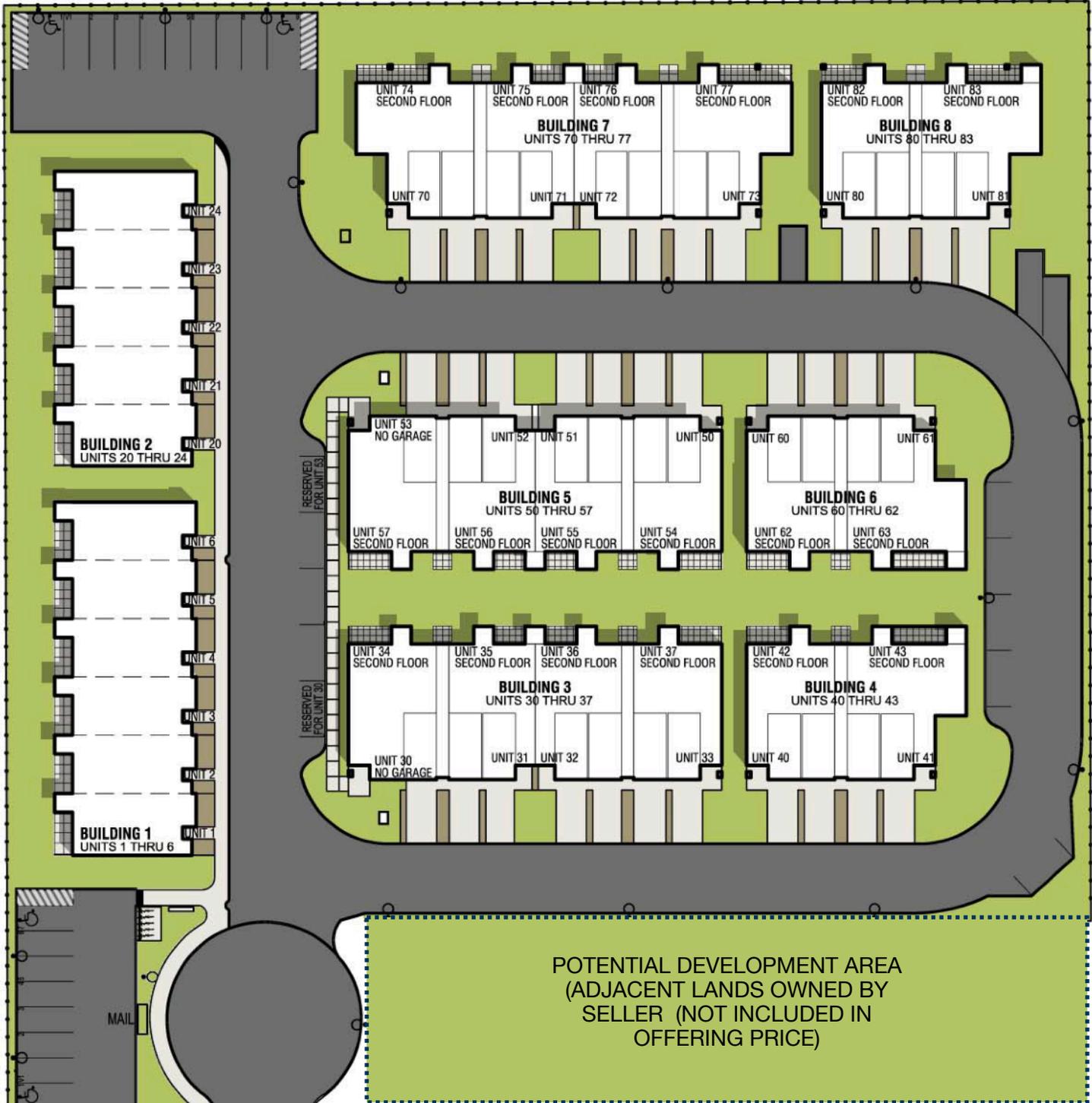
Size Of Buildings: 47,935 Square Feet

Size of Land: 2.53 Acres

Potential Upside: Potential to further intensify the site with additional units on approximately 1 acre of adjacent lands owned by Seller (not included in offering price).



SITE PLAN



- Building 1: 6 Units** **Building 4: 4 Units** **Building 7: 8 Units**
- Building 2: 5 Units** **Building 5: 8 Units** **Building 8: 4 Units**
- Building 3: 8 Units** **Building 6: 4 Units** **Total: 47 Units**

LUXURY SUITES

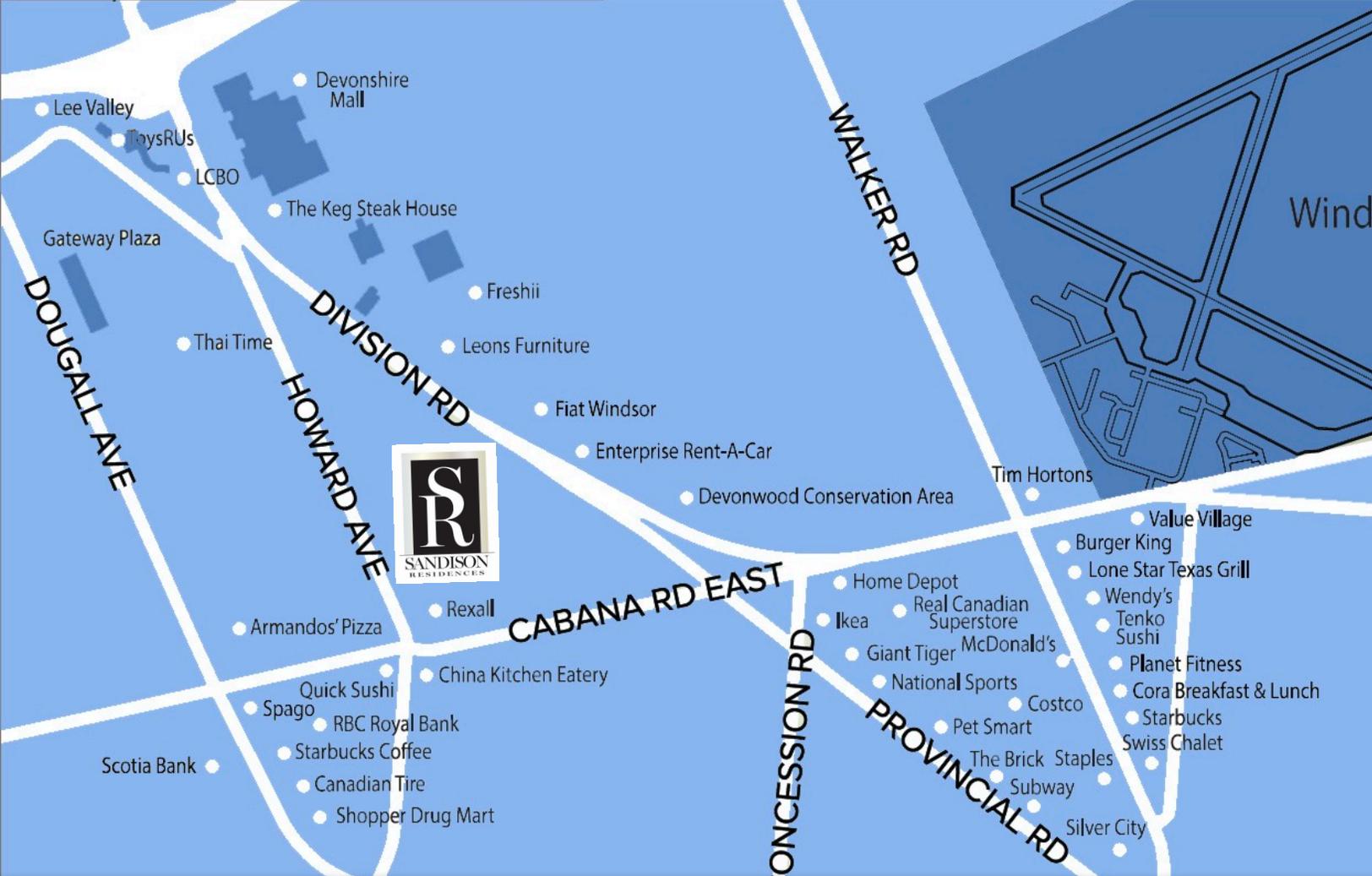


QUARTS COUNTERTOPS

**STAINLESS STEEL
APPLIANCES**

**WOODGRAIN LUXURY
VINYL PLANK FLOORING**

CERAMIC TILE SHOWERS



Neighbourhood: Windsor South

> **DESIRABLE SOUTH WINDSOR COMMUNITY SURROUNDED BY ABUNDANCE OF LOCAL AMENITIES**

> **MINUTES TO E.C. ROW HWY, HIGHWAY 401, WINDSOR/DETROIT BORDER**

> **CONVENIENTLY LOCATED BETWEEN TWO OF WINDSOR'S DOMINANT SHOPPING NODES (DEVONSHIRE MALL AND WALKER ROAD)**

> **NEARBY GORDIE HOWE INTERNATIONAL BRIDGE BEING CONSTRUCTED - ESTIMATED \$5.7 BILLION INTO LOCAL ECONOMY (2024)**



devonshire_{mall}

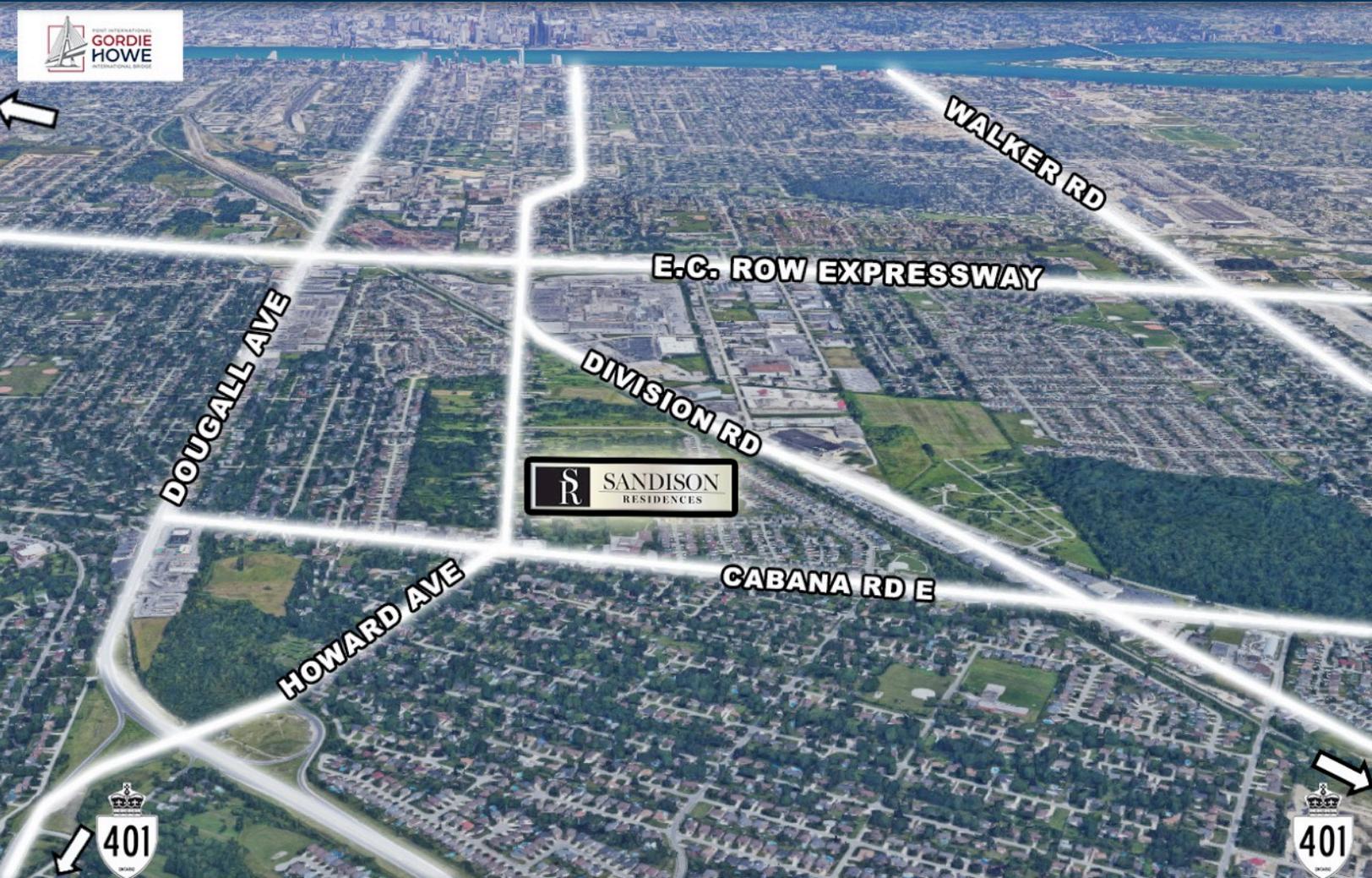


E.C. Row
EXPWY



5 - 7 Minute Drive Time

DEMOGRAPHICS



POPULATION

1KM	3,863
3KM	44,671
5KM	83,244



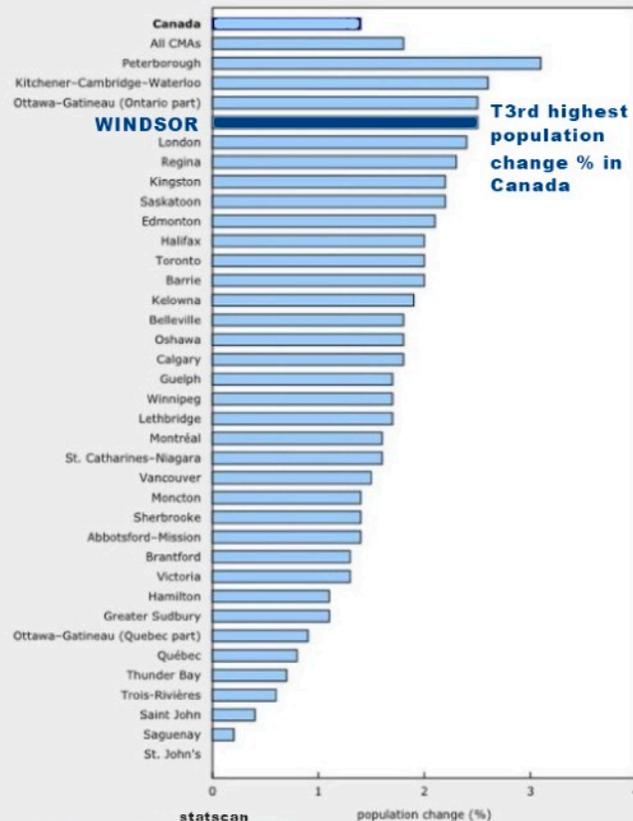
AVERAGE HOUSEHOLD INCOME

1KM	\$130,185
3KM	\$99,411
5KM	\$93,865



AVERAGE AGE

1KM	41.4
3KM	41
5KM	40.7





SANDISON
RESIDENCES

550 SANDISON ST. WINDSOR, ON

\$17,500,000

For further details please contact Michael Pearlman and complete a non-disclosure agreement.



DISCLAIMER

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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