

# INVESTMENT OPPORTUNITY TOWNHOME COMPLEX FOR SALE



**550 SANDISON ST. WINDSOR, ON**

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

**\$17,500,000**



## 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 WITH MIN 1 YEAR LEASES - OCCUPANCY EXCEEDING 89%**

**> 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).

Application underway to convert to condo status at buyer option





# SITE PLAN



# LUXURY SUITES



**QUARTZ COUNTERTOPS**

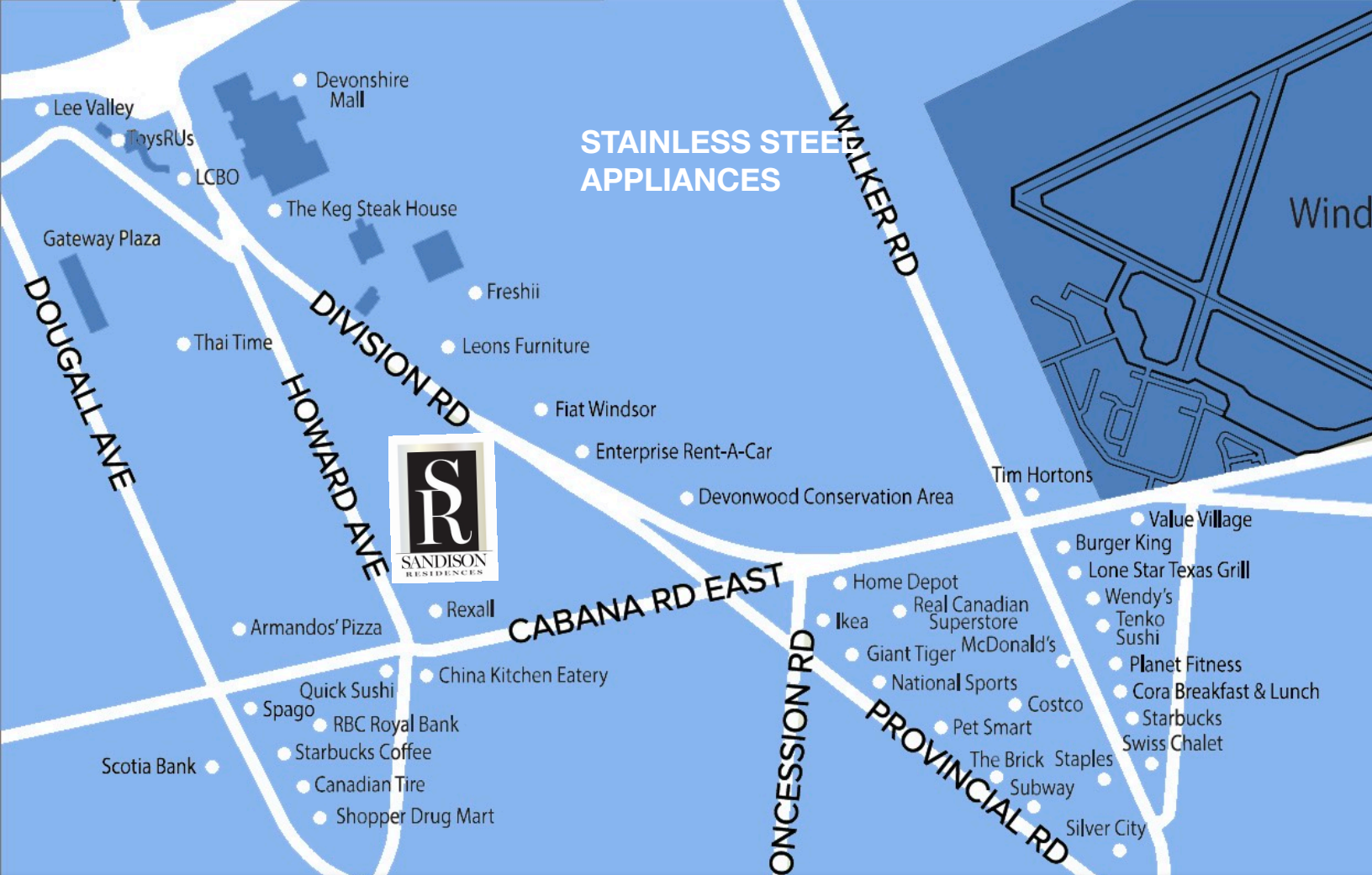
**STAINLESS STEEL  
APPLIANCES**

**WINDOW COVERINGS  
INSTALLED**

**WOODGRAIN LUXURY  
VINYL PLANK FLOORING**

**CERAMIC TILE SHOWERS**





## Neighbourhood: Windsor South

Windsor South is a preferred neighbourhood in the city, consisting of larger, more modern homes built post 1950. The community is conveniently located close to Hwy 401, E.C. Row Expressway, Windsor Airport, and many other amenities. It is surrounded by schools, restaurants, pharmacies, medical clinics and an abundance of national retailers, creating an ideal community for residents of all ages. Numerous shopping options such as Devonshire Mall, Costco, Superstore, Canadian Tire, Home Depot, and Lowes are also located within a short drive or walking distance.



devonshire<sub>mall</sub>



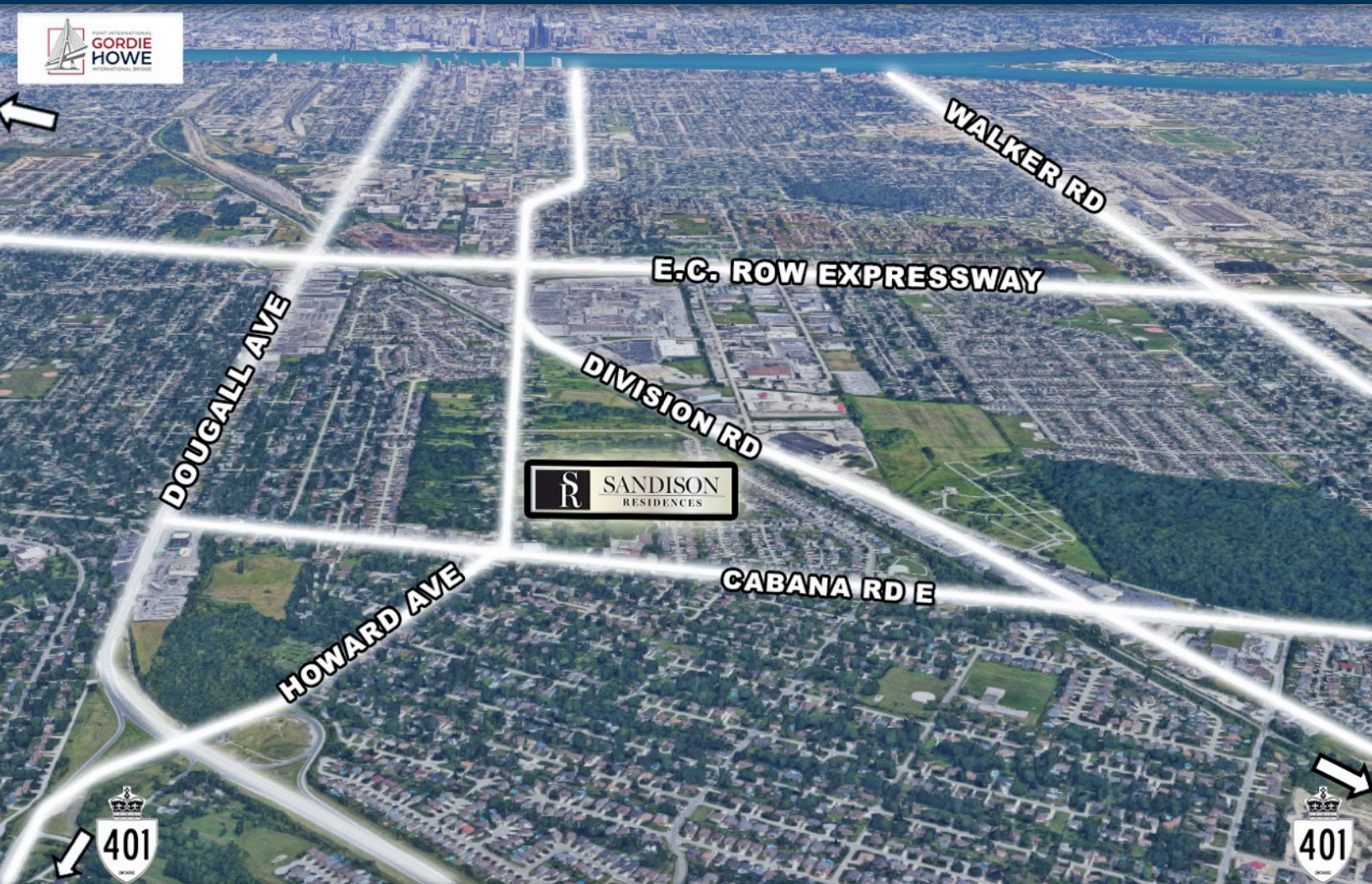
E.C. Row  
EXPWY



5 - 7 Minute Drive Time



# DEMOGRAPHICS



## POPULATION

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



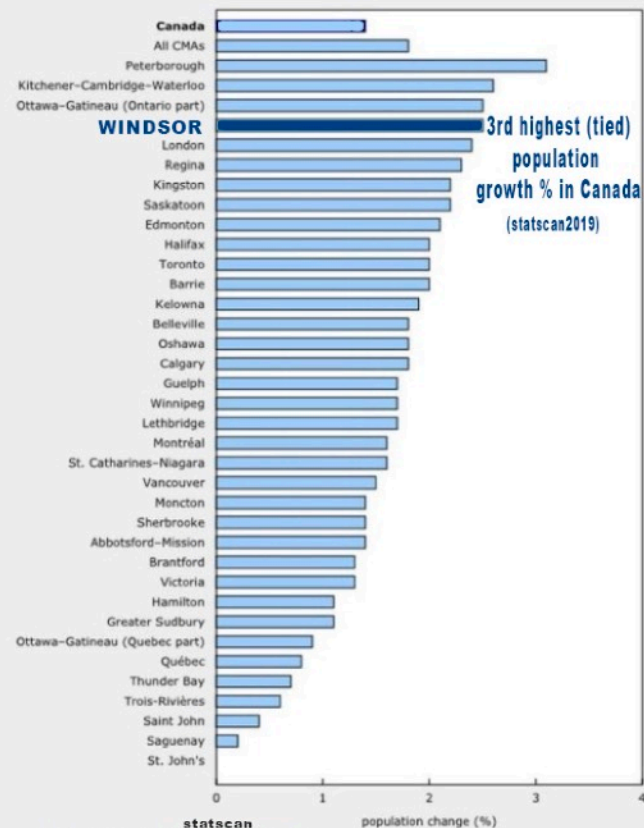
## AVERAGE HOUSEHOLD INCOME

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



## AVERAGE AGE

1KM	41.4
3KM	41
5KM	40.7





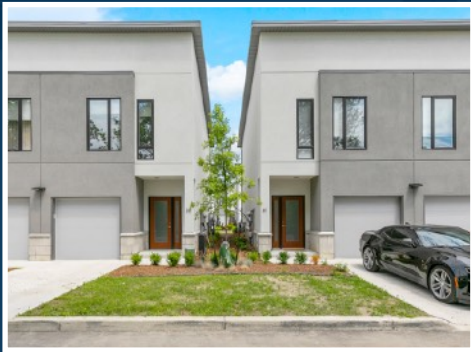


**SANDISON**  
RESIDENCES

**550 SANDISON ST. WINDSOR, ON**

**\$17,500,000**

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



**DISCLAIMER**

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