

INVESTMENT OPPORTUNITY TOWNHOME COMPLEX FOR SALE



550 SANDISON ST. WINDSOR. ON

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

\$17,500,000



CLEARSTREAM
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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



LUXURY SUITES

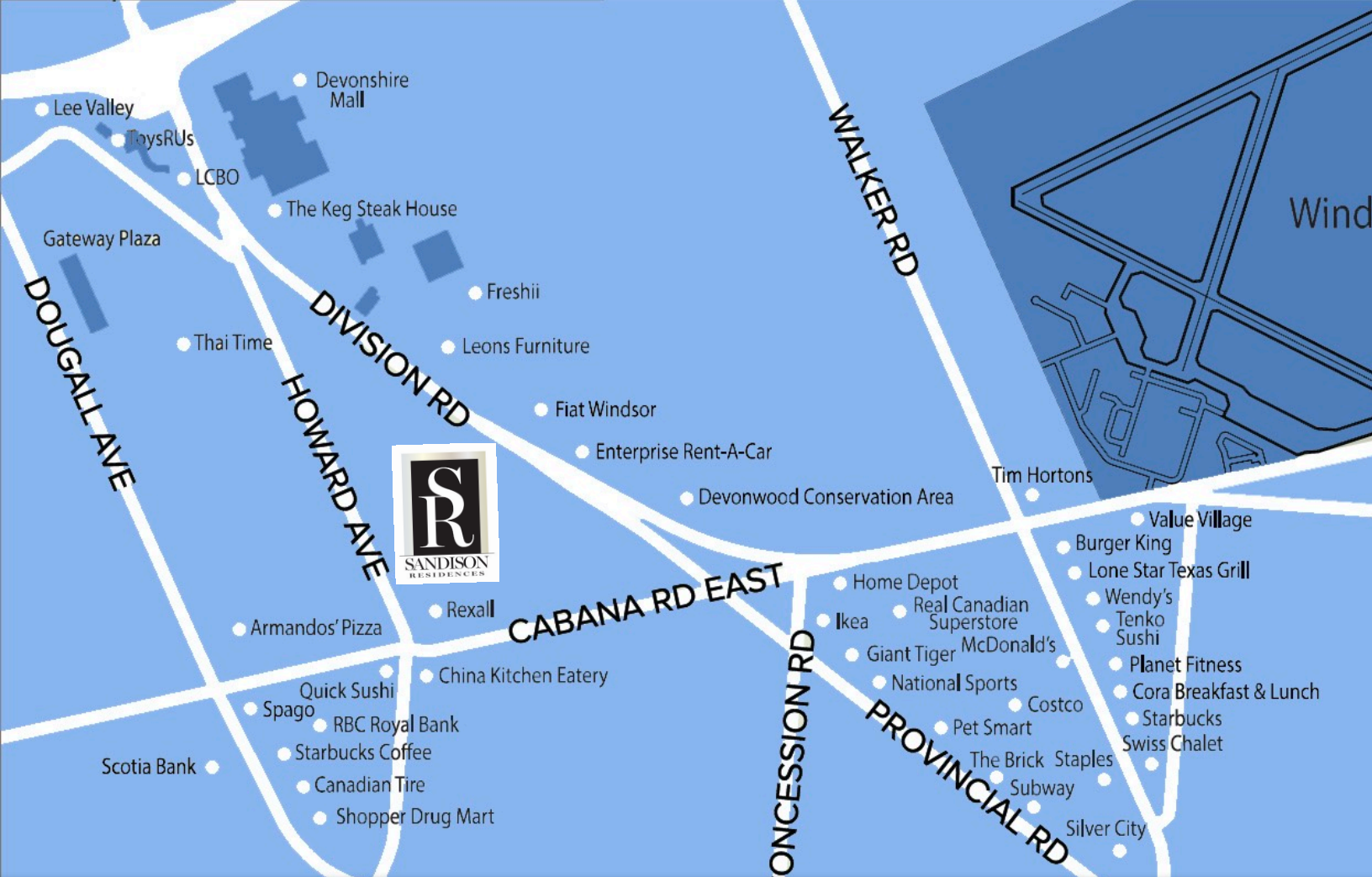


QUARTS COUNTERTOPS

**STAINLESS STEEL
APPLIANCES**

**WOODGRAIN LUXURY
VINYL PLANK FLOORING**

CERAMIC TILE SHOWERS



Neighbourhood: Windsor South

> DESIRABLE SOUTH WINDSOR COMMUNITY SURROUNDED BY ABUNDANCE OF LOCAL AMENITIES

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

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

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



devonshire_{mall}

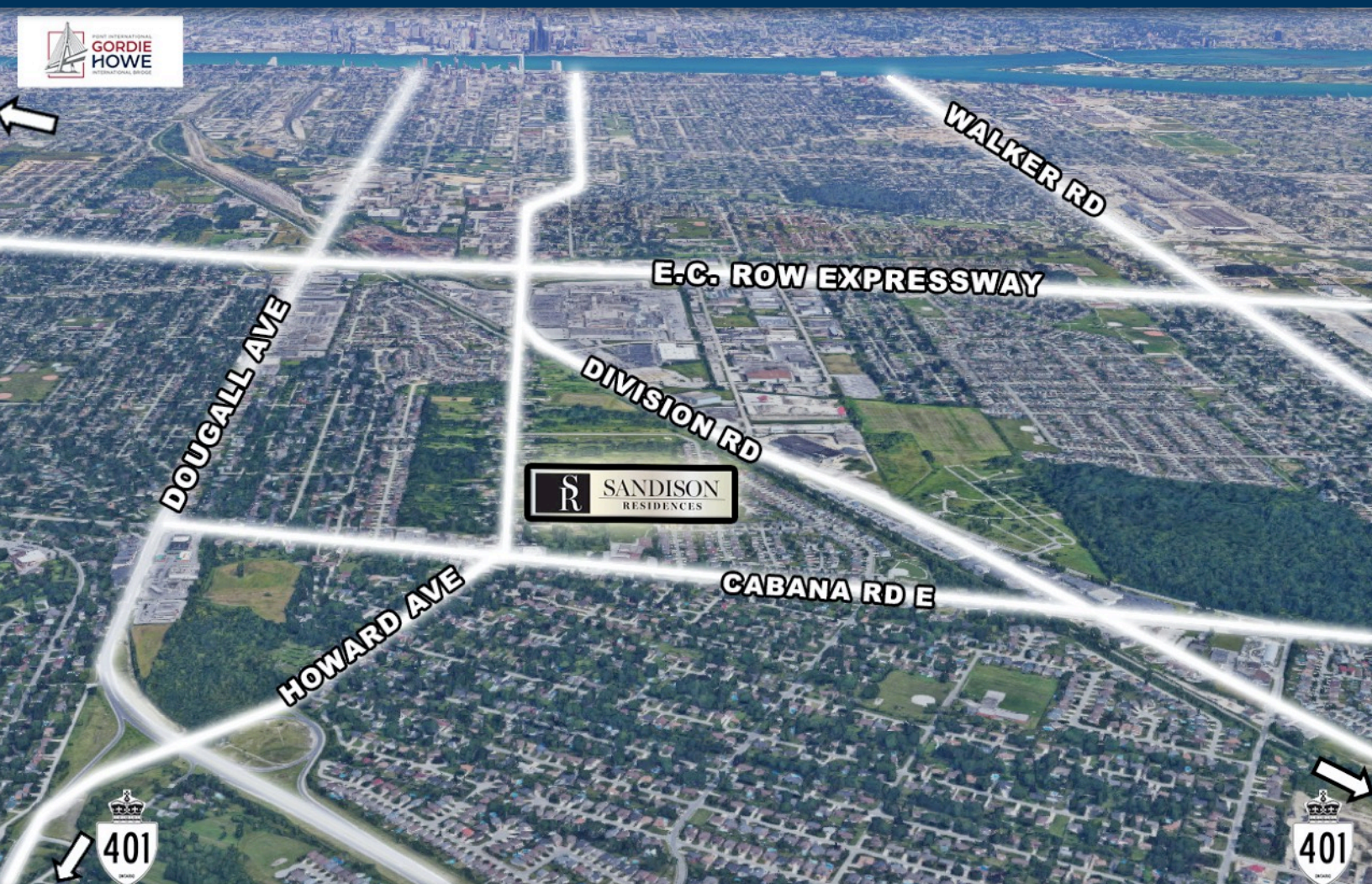


E.C. Row
EXPWY



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



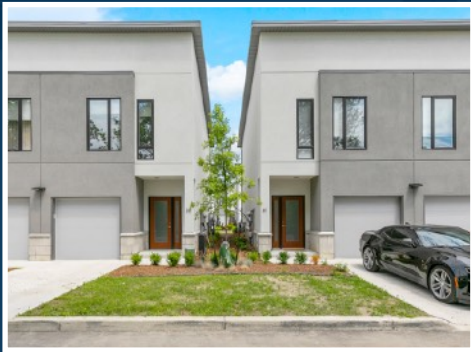


SANDISON
RESIDENCES

550 SANDISON ST. WINDSOR, ON

\$17,500,000

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



DISCLAIMER

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