



FOR SALE | VACANT LAND AVAILABLE

Asking Price: \$399,000 | Site Size: 0.446 ACRES

1725 HURON CHURCH ROAD

Windsor, ON N9C 2L3



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$399,000

PROPERTY HIGHLIGHTS

Former Imperial Oil service station land available for sale in South Windsor. Approximately 2 km from the Highway 401-EC Row Expressway intersection and 3 km from the Ambassador Bridge, with heavy traffic and commercial uses to the west and fully developed residential neighbourhood bordering to the east. The area is populated by many national tenants servicing the transportation route and local communities. The site is flat and cleared.

- **Total Site Area:** Approx. 0.446 acres
- **Zoning**
 - * **CD2.3**
- * **Taxes:** \$4,373.4(2024)
- * **Frontage:** 289'
- * The property is approx. 19,407 SF
- The former structure and tanks have been removed and the soil remediated
- Environmental audit is available for review.
- In close proximity to Highway 401 interchange



COMMERCIAL DISTRICT (CD2.3)

Food Convenience Store

Gas Bar

Service Station

Any use accessory to the preceding uses. An Outdoor Storage Yard is prohibited

<https://www.citywindsor.ca/documents/city-hall/by-laws-online/City%20of%20Windsor%20Consolidated%20Zoning%20By-law%208600%20%E2%80%93%202025%20March%2026.pdf>

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 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

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