

My Listings (25)

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Windsor-Essex County Association of REALTORS®

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MLS®#: [22015649](#) List Price: **\$1,249,999.00**
 Status: **Active**
 Major Area: **Windsor-Essex** District: **00**
 Trans. Type: **Sale** Sub-District: **03**
 Legal Description: **PT LT 1 PL 1354 SANDWICH EAST; PT LT 175 PL 1090 SANDWICH EAST AS IN R842003 EXCEPT PT 1 12R10580; WINDSOR 2594 Howard AVENUE**
 Address: **2594 Howard AVENUE**
 City/Town/Munic: **Windsor, Ontario N8X 3W5**
 Side of Road: **East**
 Nearest Cross St: **Eugenie**
 Nearest Town:
 Area/Property Known As:
 Property Size: **35.17 x IRREG**
 Acreage:
 Zoning: **CD2.1** Approx Sq Ft:
 Start Date: **07-Jul-2022** Occupancy: **Seller**
 Possession: **60+ days (Negotiable)**

Remarks: **Opportunity awaits! Turnkey retail/wholesale business with 5966 sqft building known as Wheel Covers Unlimited. Also includes 2nd location at 3178 Walker Rd(Action Wheel & Tire) which is under the corporation's umbrella (Walker Rd real estate not included). After many years of operation, ownership is retiring but willing to train. Impressive amount of inventory, technological systems, operational machinery and established client list create a one of a kind opportunity. Building has approx 2983 sqft on each level with main flr showroom & production area. 2nd flr has offices & inventory storage. Lots of parking.**

Year Built: **1992/Approximate**

Approx Taxes/Year: **\$17446.74/2021**

ICI Details

Property Offered: **Building & Land** Type: **Office(s), Retail, Warehouse** Style: **Free Standing, Multi-Storey**
 Total Building Sq Ft: **5,966**

Property Details

Fire Protection: **Monitored Alarm System, Smoke Detector**
 Flooring: **Carpeted, Concrete**
 Roof: **Other, See Remarks**
 Heating/Cooling: **Central Air Conditioning, Forced Air, Furnace, Hot Water** Fuel: **Natural Gas**
 Parking: **On Site** # Car Parking Spots: **20** # Truck Parking Spots: Parking Finish: **Gravel**
 Elevators: **None** Power:
 Power Amps: **400** Phase Amps: **2** Volt Amps: **220**
 Equipment Rental: **No**
 Signage: **Pylon**
 Amenities: **Alarm System, Board Room, Finished Offices, Lunch Room, Natural Light, Showroom, Window Display**
 Site Influences: **Fenced, High Traffic Location, Public Transportation, Shopping Nearby, Visual Exposure**
 Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/Connected**

Miscellaneous

Loading: # Dock Drs: # Grade Drs: # Rail Drs:
 Clear Height: Accessibility: SPIS:
 Local Improvements:
 Mortgage:

Listing Brokerage Office: RE/MAX PREFERRED TEAM BRAD BONDY & RE/MAX PREFERRED REALTY LTD. - 586

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MLS®#: **22015648** List Price: **\$999,999.00**
 Status: **Active**
 Major Area: **Windsor-Essex** District: **00**
 Trans. Type: **Sale** Sub-District: **03**
 Legal Description: **PT LT 1 PL 1354 SANDWICH EAST; PT LT 175 PL 1090 SANDWICH EAST AS IN R842003 EXCEPT PT 1 12R10580; WINDSOR 2594 Howard AVENUE**
 Address: **2594 Howard AVENUE**
 City/Town/Munic: **Windsor, Ontario N8X 3W5**
 Side of Road: **East**
 Nearest Cross St: **Eugenie**
 Nearest Town:
 Area/Property Known As:
 Property Size: **35.17 x Irreg**
 Acreage:
 Zoning: **CD2.1** Approx Sq Ft:
 Start Date: **07-Jul-2022** Occupancy: **Seller**
 Possession: **60+ days (Negotiable)**

Remarks: **Opportunity awaits! Commercial property consisting of 5966 sq ft 2 storey building in the heart of the city. High traffic counts and onsite parking included. Building has approx 2983 sqft on each level with main flr showroom & production area. 2nd floor has offices & inventory storage. CD2.1 zoning allows for many permitted uses. Start a new business and/or relocated yours to a fantastic area of Windsor.**

Year Built: **1992/Approximate**

Approx Taxes/Year: **\$17446.74/2021**

ICI Details

Property Offered: **Building & Land** Type: **Office(s), Retail, Warehouse** Style: **Free Standing, Multi-Storey**

Total Building Sq Ft: **5,966**

Property Details

Fire Protection: **Monitored Alarm System, Smoke Detector**
 Flooring: **Carpeted, Concrete**
 Roof: **Other, See Remarks**
 Heating/Cooling: **Central Air Conditioning, Forced Air, Furnace, Hot Water** Fuel: **Natural Gas**
 Parking: **On Site** # Car Parking Spots: **20** # Truck Parking Spots: Parking Finish: **Gravel**
 Elevators: **None** Power:
 Power: **AMPS, PHASE, VOLTS**
 Power Amps: **400** Phase Amps: **2** Volt Amps: **200**
 Equipment Rental: **No**
 Signage: **Pylon**
 Amenities: **Alarm System, Board Room, Finished Offices, Lunch Room, Natural Light, Showroom, Window Display**
 Site Influences: **Fenced, High Traffic Location, Public Transportation, Shopping Nearby, Visual Exposure**
 Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/Connected**

Miscellaneous

Loading: # Dock Drs: # Grade Drs: # Rail Drs:
 Clear Height: Accessibility: SPIS:
 Local Improvements:
 Mortgage:

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MLS®#: **22015645** List Price: **\$299,999.00**
 Status: **Active**
 Trans. Type: **Sale**
 Business Offered: **Business Only**
 Business Name: **WHEEL COVERS UNLIMITED**
 Living Quarters Attached: **No**
 Franchise: **No** Franchise Fee Included:
 Franchise Approval Req'd: Franchise Agreement Avl:
 Years Operated: Occupancy: **Seller**
 Start Date: **07-Jul-2022**
 Possession: **60+ days (Negotiable)**

Remarks: **Opportunity awaits!! Lucrative turnkey retail/wholesale business known as Wheel Covers Unlimited. Also includes 2nd location at 3178 Walker Rd (Action Wheel & Tire) which is under the corporation's umbrella (note: real estate is available under MLS #22009963). After many years of operation, ownership is retiring but willing to train. Impressive amount of inventory, technological systems, operational machinery and established client list create a one of a kind opportunity. Lots of on site parking makes this opportunity extremely attractive.**

Business-Only Details

Leasehold: **Other, See Remarks** Expiry Dt of Lease: **N/A**
 Renewal Option: Type of Lease: **Other, See Remarks**
 Lessee Pays: Lease Agreement Available: **No**

Current Location Details

Major Area: **Windsor-Essex** District: **00** Sub-District: **03**
 Legal Description: **PT LT 1 PL 1354 SANDWICH EAST; PT LT 175 PL 1090 SANDWICH EAST AS IN R842003 EXCEPT PT 1 12R10580; WINDSOR**
 Address: **2594 Howard AVENUE**
 City/Town/Munic: **Windsor, Ontario N8X 3W5**
 Side of Road: **East** Nearest Cross St: **Eugenie**
 Area/Property Known As: Nearest Town:
 Property Size: **35.17 x Irreg** Acreage:
 Zoning: **CD2.1** Approx Taxes/Year: **\$17446.01/2021**
 Utility Water/Avail: **/Connected** Utility Sewer/Avail: **Sanitary/Connected**

Miscellaneous

UFFI: Accessibility: SPIS: Survey Avail:
 Work Order: Mortgage:
 Local Improvements:
 List of Chattels Incl: **Available** Inventory Extra: **Included** Financial Statements: **Not Available**
 List of Fixtures: **Available**

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