

**AVISON
YOUNG**



670 Cameron Avenue, Windsor, Ontario

Three-storey multi residential building for sale

Get more information

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avisonyoung.ca

FOR SALE

670 Cameron Avenue, Windsor, Ontario

Three-storey multi residential building in well-established neighbourhood

Avison Young Commercial Real Estate Services, LP (the "Advisor") has been retained by msi Spergel Inc. in its capacity as Court-Appointed Receiver (the "Receiver") to advise on the sale of 670 Cameron Avenue, Windsor, ON (the "Property").

670 Cameron Avenue presents a compelling investment opportunity in a well-established University neighbourhood close to the downtown core and Ambassador Bridge. The site is zoned R3.2, and the property features 17 residential units, with six currently vacant for immediate upside.

Situated on a 0.318-acre lot, the site benefits from approximately 96 feet of frontage along Cameron Avenue, just south of busy Wyandotte Street, providing excellent visibility and access.

Acerage	0.318
Frontage	96 feet
Zoning	R3.2
Parking	Onsite surface
Public transit	Four minute walk to closest bus stop

Asking price \$2,600,000



Five minute drive time amenities



90,353

Population

33.3

Median age

2.4

Avg. household size

10 minute drive time demographics

- Grocery stores
- Primary & secondary schools
- Restaurants
- Pharmacies / health care
- Attractions / recreation

FOR SALE

670 Cameron Avenue
Windsor, Ontario

Sale Process and Offer Format

All offers MUST be submitted on the Receiver's form of Agreement of Purchase and Sale ("APS"), available in the data room. Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS.

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. All sales are subject to final approval of the Court.

Data Room

Detailed information has been assembled by the Advisor and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed Confidentiality Agreement.



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MANAGED
COMPANIES**

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