

\$848,900 - 273-275 Brant Avenue, Brantford

MLS® #40720081

\$848,900

4 Bedroom, 3.00 Bathroom, 2,096 sqft
Single Family on 0.00 Acres

2042 - North Ward, Brantford, Ontario

Opportunities like this are few and far between. Take a look at this beautiful, historic property located in one of Brantford's heritage districts: 273-275 Brant Avenue. This property was originally two semi-detached residential homes, now merged on title. With proper due diligence and conversations with the powers that be, there is potential to separate the property back into two distinct addresses, or to explore a conversion to full residential or full commercial use. Whether you're interested in restoring the original division, maintaining the current mixed-use setup, or reconfiguring the property entirely, there is flexibility here, all depending on your vision and the necessary approvals. Better yet, the property will be delivered with vacant possession. The current zoning allows for a plethora of uses. This could be the perfect live-work arrangement. Run your business on one side and live in the other. You could also use both sides for commercial purposes, one for yourself and the other as a rental. Prefer residential? Live in one side and rent out the other, or convert the entire property into an income-generating rental. It could even make sense as student housing given the proximity to Laurier and Conestoga. Step into 273, the residential unit, and you're welcomed by a large living room, kitchen, a three-piece bathroom, and a main floor bedroom. Upstairs, there are three more bedrooms and a two-piece bathroom. Next door at 275, the commercial unit offers a spacious front room, a



second large room, a fully functional kitchen, and a three-piece bathroom. The upper level is completely open concept, ready to be customized to your needs. A rare find on Brant Avenue, the lot is generously sized with ample parking, which is another major bonus. The current owners are ready to move on and are looking for the right buyer to write the next chapter of this unique property's story. Don't delay Call your REALTOR® today. (id:6289)

Essential Information

Listing #	40720081
Price	\$848,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,096
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	273-275 Brant Avenue
Subdivision	2042 - North Ward
City	Brantford
Province	Ontario
Postal Code	N3T3J6

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Parking Spaces	8

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office Real Broker Ontario Ltd.



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