

\$629,900 - 237 Marlborough Street, Brantford

MLS® #40735502

\$629,900

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

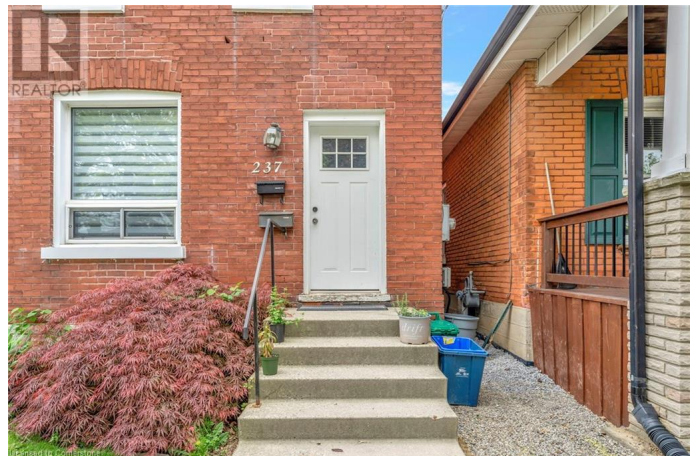
2045 - East Ward, Brantford, Ontario

Attention investors! This well-maintained, income-producing property offers two self-contained units with separate entrances and is ideal for generating passive income or expanding your portfolio. The main floor unit features a spacious 1-bedroom layout with a modern kitchen, and bright living spaces. The upper unit is a charming 1-bedroom suite, perfect for attracting quality tenants. The property sits on a deep lot with plenty of parking, detached garage and outdoor space with fully fenced yard – a rare find in this central Brantford location. Conveniently situated close to downtown, schools, public transit, shopping, and both Wilfred Laurier and Conestoga College campuses, this property offers strong rental appeal and consistent demand. Whether you're an experienced investor or just getting started, 237 Marlborough St is a smart addition to any portfolio. (id:6289)

Built in 1910

Essential Information

Listing #	40735502
Price	\$629,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,340
Acres	0.00
Year Built	1910



Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	237 Marlborough Street
Subdivision	2045 - East Ward
City	Brantford
Province	Ontario
Postal Code	N3S4T4

Amenities

Amenities	Park, Schools, Shopping
Parking Spaces	3
Parking	Detached Garage
# of Garages	1

Interior

Heating	Natural gas
Cooling	None
# of Stories	2

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	Royal LePage State Realty
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