

\$498,900 - 275 Brant Avenue, Brantford

MLS® #40742004

\$498,900

0 Bedroom, 0.00 Bathroom, 1,048 sqft

Other on 0.00 Acres

2042 - North Ward, Brantford, Ontario

Historic Brant Avenue Gem with Commercial Flexibility Welcome to 275 Brant Avenue. A standout heritage property in one of Brantford's most iconic neighborhoods. Whether you're looking to invest, occupy, or reimagine, this one's worth your attention. This beautiful building is currently set up for commercial use, with a layout that opens the door to a wide variety of configurations. The Seller is currently in the process of severing the property through the City of Brantford and vacant possession means you're free to hit the ground running. With proper due diligence and the right conversations, it may be possible to convert the space back to residential use or fully reconfigure it to suit your vision. The commercial zoning allows for a range of permitted uses, and with a generous lot and plenty of parking, this is a rare opportunity to get creative in a central and highly visible location. Inside, 275 features a large front room or studio workspace, a full kitchen, a three-piece bath, and an expansive open-concept area upstairs ready for customization. This is a blank canvas in the best way. Restore it. Rethink it. Reposition it. Opportunities like this don't come around often. Call your REALTOR® today. Any offer must be conditional upon successful severance. Seller is actively working with the City of Brantford to complete the process, which may take up to 6 months. Buyers are advised to conduct their own due diligence. (id:6289)



Essential Information

Listing #	40742004
Price	\$498,900
Bathrooms	0.00
Square Footage	1,048
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Hospital, Public Transit, Schools
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Interior

# of Stories	2
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Listing Details

Listing Office	Real Broker Ontario Ltd.
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