

\$1,374,900 - 207 Greenwich Street, Brantford

MLS® #40745316

\$1,374,900

0 Bedroom, 0.00 Bathroom, 4,900 sqft

Office on 0.38 Acres

2087 - Greenwich, Brantford, Ontario

Welcome to 207 Greenwich Street – A Solid Investment in a Growing Area! This large commercial building sits in the heart of Brantford’s downtown, where exciting new growth and revitalization are happening all around. With almost 5,000 square feet over two levels plus a walk-up lower level, this property offers endless possibilities for your business or investment. The building's zoning allows for many uses. It was once a hair and esthetics school but could easily become offices, a clinic, or another service-based business. Inside, you’ll find a clean, modern, and move-in ready space that has been fully updated in the past 10 years – including plumbing, electrical, heating, cooling, and environmental upgrades. The main floor features big front windows that fill the space with natural light, along with a welcoming reception area and several flexible open rooms that can be divided into offices or classrooms. There are four washrooms (two on each level) and even a built-in safe for added security. The lower level offers a large kitchen, storage area, and roomy meeting spaces – great for staff gatherings or client events. Outside, the large parking lot fits at least 30 vehicles, which is rare and valuable for downtown Brantford. What makes this property even more exciting is what’s happening around it. A major new development is planned across the street at 168–188 Greenwich Street, featuring a modern mixed-use building with housing and retail space. This project, along with the



city's Downtown Revitalization Plan and the 10-Minute City concept, will bring new life, business, and customers to the area " helping property values and foot traffic rise in the coming years. Whether you're starting a business, expanding, or investing in Brantford's growing downtown, 207 Greenwich Street is a fantastic opportunity. Book your private showing today! (id:6289)

Essential Information

Listing #	40745316
Price	\$1,374,900
Bathrooms	0.00
Square Footage	4,900
Acres	0.38
Type	Office
Sub-Type	Freehold

Community Information

Address	207 Greenwich Street
Subdivision	2087 - Greenwich
City	Brantford
Province	Ontario
Postal Code	N3S2X7

Amenities

Amenities	Public Transit
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Interior

# of Stories	1
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Exterior

Exterior	Brick, Stucco, Wood
Construction	Wood frame

Listing Details

Listing Office	Royal LePage Action Realty
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