

\$649,900 - 36 Charing Cross Street, Brantford

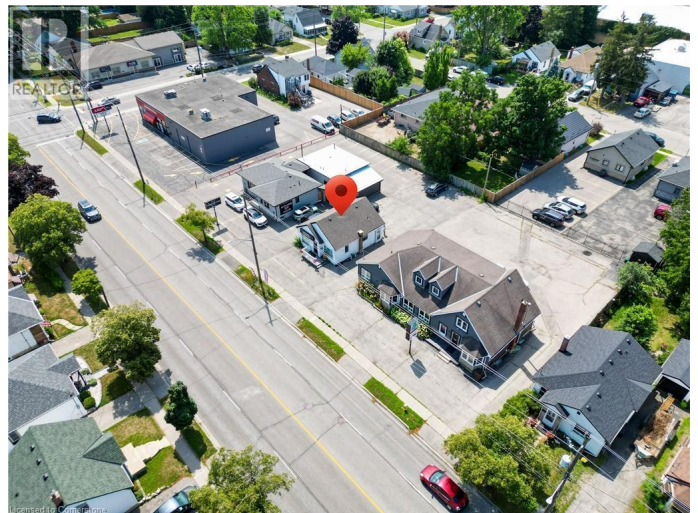
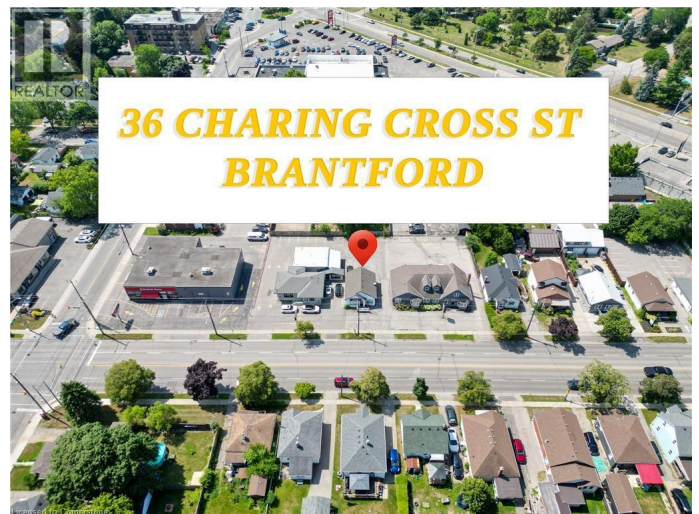
MLS® #40756395

\$649,900

0 Bedroom, 0.00 Bathroom, 1,385 sqft
Other on 0.00 Acres

2041 - Terrace Hill, Brantford, Ontario

Exceptional Mixed-Use Investment & Owner-Operator Opportunity A rare dual-purpose gem in Brantford's sought-after Terrace Hill neighbourhood this well-maintained mixed-use building offers operational flexibility and reliable rental income. Zoned C8-48, it permits a wide range of commercial uses, including retail, medical, office, salon, bakery, or restaurant. The main floor is currently occupied by a successful barber shop/salon, generating immediate rental income. It also offers a turnkey opportunity for an owner-operator whether you're a barber or planning to launch another permitted business use. The separately accessed basement features a bright and spacious 2-bedroom residential unit, offering consistent rental returns. Located on high-visibility Charing Cross Street, one of Brantford's busiest commercial corridors, the property benefits from excellent exposure and steady foot and vehicle traffic. It includes seven dedicated parking spaces and is just 2 minutes to Highway 403 and steps from Brantford General Hospital a highly strategic location for both tenants and businesses. Recent upgrades include a new furnace and A/C (2015). With approximately 1,385 sq. ft. of finished space and zoning that allows for additional units or expansion at the rear, this is an excellent opportunity for investors or owner-occupiers looking to grow. (id:6289)



Essential Information

Listing #	40756395
Price	\$649,900
Bathrooms	0.00
Square Footage	1,385
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	36 Charing Cross Street
Subdivision	2041 - Terrace Hill
City	Brantford
Province	Ontario
Postal Code	N3R2H2

Amenities

Amenities	Hospital, Public Transit, Schools
Features	Visual exposure

Interior

# of Stories	1
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Listing Details

Listing Office	HOMELIFE MIRACLE REALTY LTD.
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