

\$899,000 - 88 Charlotte Street, Brantford

MLS® #40758750

\$899,000

14 Bedroom, 7.00 Bathroom, 7,872 sqft

Multi-family on 0.00 Acres

2043 - Downtown Core, Brantford, Ontario

Welcome to 88 Charlotte Street – a solid, income-generating 7-plex located in a quiet, established neighborhood in the heart of Brantford. This well-maintained building features seven spacious 2-bedroom, 1-bathroom units, offering a balanced mix of stability and value-add potential for the savvy investor. Each unit is generously sized, with practical layouts that appeal to long-term tenants. Investment Highlights: 7 x 2 Bed / 1 Bath Units . Fully tenanted with stable income. Brick exterior and low-maintenance building. Separately metered hydro. Located minutes from Brantford’s downtown core, Wilfrid Laurier University, public transit, parks, and local amenities. Brantford continues to see strong growth, driven by its strategic location, affordable housing, and rising rental demand. With low vacancy rates and a thriving student and family rental pool, this property is a perfect fit for anyone looking to diversify or scale their portfolio in a high-demand market. Whether you're a seasoned investor or just getting started, 88 Charlotte is a property that checks all the boxes for cash flow, upside, and location. (id:6289)



Essential Information

Listing #	40758750
Price	\$899,000
Bedrooms	14

Bathrooms	7.00
Square Footage	7,872
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	88 Charlotte Street
Subdivision	2043 - Downtown Core
City	Brantford
Province	Ontario
Postal Code	N3T2X3

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway, Laundry- Coin operated

Interior

Heating	Natural gas
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Heritage House Ltd
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