

\$1,089,000 - 325 Fairview Drive, Brantford

MLS® #40760135

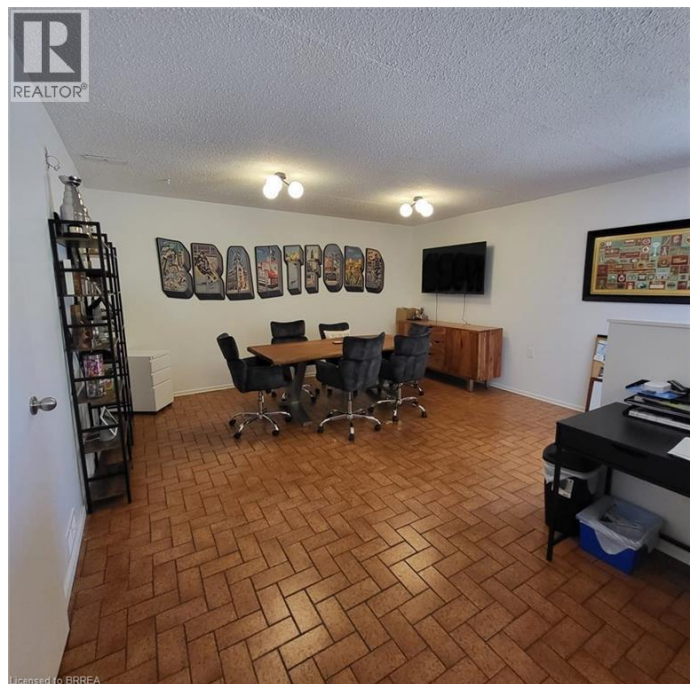
\$1,089,000

2 Bedroom, 3.00 Bathroom, 2,000 sqft

Multi-family on 0.00 Acres

2012 - Fairview/Greenbrier, Brantford, Ontario

High-traffic location with excellent exposure, this two-storey mixed-use property offers both immediate income and exciting future potential. Situated in an area zoned RHR-3 with a previous zoning of RHD-1, the property can be developed further for additional residential units or adapted entirely for residential use. The owner has received a decision from the city to allow for a larger general office on the main floor and extra permitted uses. The main level features two self-contained commercial units, each approximately 500 sq. ft., with individual heating, cooling, and a 2-piece powder room—perfect for attracting stable business tenants. Upstairs, a spacious 2-bedroom, 1-bathroom apartment spans 1,000 sqft., offering bright living areas, a functional layout, a private entrance and a large balcony. The property includes 11 parking spots for residents, customers, and deliveries, plus a single-car garage. With its combination of residential and commercial space, strong zoning flexibility, and a prominent location, this is an ideal choice for live-work use, rental income, or redevelopment. (id:6289)



Essential Information

Listing #	40760135
Price	\$1,089,000
Bedrooms	2

Bathrooms	3.00
Square Footage	2,000
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	325 Fairview Drive
Subdivision	2012 - Fairview/Greenbrier
City	Brantford
Province	Ontario
Postal Code	N3R2X3

Amenities

Amenities	Public Transit, Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	12
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Garage door opener
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Brick
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Listing Details

Listing Office	Re/Max Escarpment Realty Inc.
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