

\$799,919 - 113 Brant Avenue, Brantford

MLS® #40766398

\$799,919

5 Bedroom, 4.00 Bathroom, 2,388 sqft

Multi-family on 0.00 Acres

2042 - North Ward, Brantford, Ontario

Welcome to 113 Brant Ave. in the vibrant North Ward neighbourhood of Brantford. This is an excellent opportunity to own a multi-residential property in a prime location. This building features four self-contained units, offering a strong investment with immediate income potential. Two of the units are currently tenanted, providing steady revenue from day one. Two of the units are currently vacant, allowing new owners the flexibility to set rents and begin generating revenue right away. Three of the units have brand new stoves installed in 2024. Situated on a main road, the property provides excellent visibility and easy access, with public transportation steps from the front door. Tenants will appreciate the convenience of being close to all major amenities, including shopping, schools, and healthcare facilities. For investors, this property presents an attractive mix of stability and growth potential. With multiple income streams under one roof and the opportunity to increase returns through market rents on the vacant units, the long-term value is clear. The central location and consistent tenant demand make this an ideal addition to any portfolio. Whether you are an investor looking to expand your holdings or an owner-occupier seeking a property with built-in rental income, this multi-residential opportunity is one you won't want to miss. Book your showing today! (id:6289)



Essential Information

Listing #	40766398
Price	\$799,919
Bedrooms	5
Bathrooms	4.00
Square Footage	2,388
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	113 Brant Avenue
Subdivision	2042 - North Ward
City	Brantford
Province	Ontario
Postal Code	N3T3H4

Amenities

Amenities	Hospital, Place of Worship, Public Transit, Schools, Shopping
Parking Spaces	4

Interior

Heating	Electric
Cooling	None
# of Stories	2

Exterior

Exterior	Brick
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Listing Details

Listing Office	Pay It Forward Realty
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Listing information last updated on October 21st, 2025 at 11:31am PDT