

\$574,900 - 66 Eagle Avenue, Brantford

MLS® #40766809

\$574,900

5 Bedroom, 2.00 Bathroom, 1,864 sqft

Multi-family on 0.00 Acres

2086 - Eagle Place East, Brantford, Ontario

This exceptional income-generating property offers a lucrative opportunity, with over \$46,000 in annual revenue and a seamless turnkey investment potential. Legally recognized as a duplex, this cash-flowing gem is ideally located in the vibrant downtown Brantford, which is currently undergoing an exciting revitalization, enhancing the area's appeal and long-term growth potential. Just steps away from the casino and a wealth of amenities, including Wilfrid Laurier University and Conestoga College campuses, the location is set to continue attracting high demand. Designed for modern living and convenience, the property provides dedicated parking for each unit, with space for up to four vehicles. A durable, low-maintenance metal roof enhances long-term value and peace of mind. Each unit is separately metered for water and hydro, ensuring effortless utility management. Additionally, there's room to further increase income potential by adding an auxiliary unit. Don't miss this rare opportunity to invest in a high-yield property in an area on the rise! Book your showing today! (id:6289)

Built in 1885

Essential Information

Listing # 40766809

Price \$574,900



Bedrooms	5
Bathrooms	2.00
Square Footage	1,864
Acres	0.00
Year Built	1885
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	66 Eagle Avenue
Subdivision	2086 - Eagle Place East
City	Brantford
Province	Ontario
Postal Code	N3S1Y9

Amenities

Amenities	Place of Worship, Schools, Shopping
Features	Southern exposure, Paved driveway
Parking Spaces	4

Interior

Heating	Natural gas Baseboard heaters, Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Pay It Forward Realty
----------------	-----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 7:46am PDT