

\$947,999 - 174-176 Darling Street, Brantford

MLS® #40767518

\$947,999

7 Bedroom, 4.00 Bathroom, 3,506 sqft

Single Family on 0.00 Acres

2045 - East Ward, Brantford, Ontario

Turnkey, cash-flowing, and priced to move. This fully renovated legal fourplex in the heart of downtown Brantford is a rare find – now offered at \$947,999 with an updated 7.2% CAP rate and strong upside potential. Each unit has been extensively updated between 2022 and 2025 with modern kitchens featuring quartz countertops, new cabinetry, tile backsplashes, and stainless steel appliances. The bathrooms have been stylishly redesigned with tiled shower and tub combos, new vanities, and contemporary finishes. Additional upgrades include new flooring, paint, lighting, and windows throughout, along with two new A/C units, plumbing improvements including a new ABS main drain line, and a partial roof replacement. The driveway and parking area have been re-gravelled for a clean and low-maintenance exterior. Set on a large lot with private parking, the building consists of a mix of 2-bedroom and 1+den units, all separately metered. With one unit currently vacant and another becoming available shortly, there's immediate rental upside to further boost income. Located in a prime residential area near public transit and essential amenities, this property offers excellent long-term potential for investors seeking solid cash flow, strong asset appreciation, and minimal capital expenditures. This is a true turnkey addition to any investment portfolio. (id:6289)



Essential Information

Listing #	40767518
Price	\$947,999
Bedrooms	7
Bathrooms	4.00
Square Footage	3,506
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	174-176 Darling Street
Subdivision	2045 - East Ward
City	Brantford
Province	Ontario
Postal Code	N3S3W6

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Features	Laundry- Coin operated
Parking Spaces	6
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Microwave
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	Century 21 Heritage House Ltd
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