

\$699,999 - 220 Nelson Street, Brantford

MLS® #40767920

\$699,999

4 Bedroom, 3.00 Bathroom, 2,267 sqft

Multi-family on 0.00 Acres

2045 - East Ward, Brantford, Ontario

Welcome to 220 Nelson Street, a fully renovated legal triplex located in one of Brantford's most sought-after residential and rental neighborhoods, the thriving East Ward. Recently repriced to \$699,999, this exceptional property now offers a strong 6.3% cap rate, presenting an excellent opportunity for investors or owner-occupiers looking to offset mortgage costs while building long-term real estate equity. This architecturally distinct property has been thoughtfully updated over the past several years, with over \$100,000 in renovations completed between 2021 and 2024. Updates include a full electrical upgrade with four new meters, modernized kitchens and bathrooms, new windows, updated flooring, fresh paint, new appliances, and significant improvements to the laundry room and plumbing systems. With major capital expenditures already handled, this is a true turnkey investment. Each of the three self-contained units offers a unique living experience. Unit 1 features soaring 10-foot ceilings, large sun-filled windows, a completely redesigned kitchen with quartz countertops and stainless steel appliances, and a contemporary four-piece bathroom. It also enjoys private access to a fenced backyard, ideal for outdoor living. Unit 2 boasts a rare wrap-around layout that creates a natural separation between living and sleeping areas, accented by charming late 1800s architectural details and oversized windows. Unit 3 is a stylish loft that blends character and comfort,



complete with an upgraded kitchen, new bathroom, and refreshed flooring and lighting throughout. Additional highlights include a shared laundry room with new appliances, secure basement access for storage, and multiple parking spaces. Located just minutes from public transit, shopping, schools, and parks, 220 Nelson offers both convenience and long-term appeal for tenants and owners alike. This property stands out as a smart and stable addition to any portfolio. (id:6289)

Essential Information

Listing #	40767920
Price	\$699,999
Bedrooms	4
Bathrooms	3.00
Square Footage	2,267
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	220 Nelson Street
Subdivision	2045 - East Ward
City	Brantford
Province	Ontario
Postal Code	N3S4C1

Amenities

Amenities	Hospital, Park, Place of Worship, Schools
Parking Spaces	5
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Microwave
Heating	Radiant heat
Cooling	None

# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	Century 21 Heritage House Ltd
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