

# \$798,888 - 415 Chatham Street, Brantford

MLS® #40770920

**\$798,888**

6 Bedroom, 3.00 Bathroom, 2,604 sqft

Multi-family on 0.00 Acres

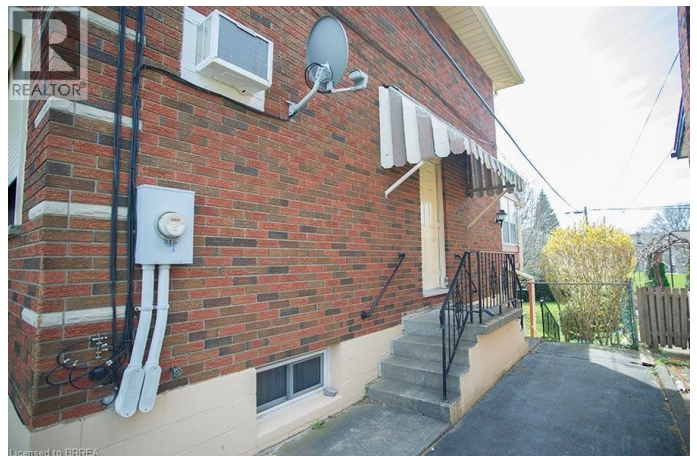
2050 - Echo Place, Brantford, Ontario

CALLING ALL INVESTORS - An exceptional investment opportunity awaits you at 415 Chatham Street, Brantford. This triplex currently offers a yearly rental income of \$72,600, with a potential cap rate of 3.41%!! With three fully occupied units, each comprising 2 bedrooms and 1 full bathroom, this property promises both immediate cash flow, currently over \$2400/month (with the potential for more) and long-term value appreciation. This building is fully legal and permitted with all headaches taken care of. Updates include a newer roof, windows, all units freshly painted and updated, some plumbing and wiring also updated. A minor variance was done for parking, giving each unit its own exclusive parking space. The main and upper unit both have their own separate panel and the lower unit is wired for separate metering. You don't want to miss out on adding this fantastic turnkey triplex to your portfolio. Check out the feature sheet for a full list of upgrades. (id:6289)

Built in 1965

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | 40770920  |
| Price          | \$798,888 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Square Footage | 2,604     |



|            |              |
|------------|--------------|
| Acres      | 0.00         |
| Year Built | 1965         |
| Type       | Multi-family |
| Sub-Type   | Freehold     |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 415 Chatham Street |
| Subdivision | 2050 - Echo Place  |
| City        | Brantford          |
| Province    | Ontario            |
| Postal Code | N3S4J4             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Schools, Shopping |
| Parking Spaces | 5                       |

### Interior

|              |                                 |
|--------------|---------------------------------|
| Heating      | Baseboard heaters, Radiant heat |
| Cooling      | None                            |
| # of Stories | 2                               |
| Has Basement | Yes                             |

### Exterior

|            |       |
|------------|-------|
| Exterior   | Brick |
| Foundation | Brick |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Revel Realty Inc |
|----------------|------------------|



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Listing information last updated on October 21st, 2025 at 6:16am PDT