

\$899,900 - 254 Brant Avenue, Brantford

MLS® #40771349

\$899,900

0 Bedroom, 0.00 Bathroom, 3,467 sqft

Multi-family on 0.00 Acres

2037 - Lansdowne, Brantford, Ontario

Attention investors. Welcome to 254 Brant Avenue. Beautifully maintained, fully rented, mixed use commercial building located on one of Brantford's main arterial roads. Gross rent of \$78,948.00 (as of January 1, 2026) operating expenses for 2024 \$16,160.14 and net income of \$62,787.86. 7% cap rate. 2026 projected monthly rents will be \$3209.00 for ground floor commercial (Unit 1 & 2) Units 3,4,5 are upper residential apartments and 2026 rent is \$900.00 for Unit #3, \$1000.00 for Unit #4, and \$1470.00 for Unit #5. Featuring over 3000 sq. ft. of finished space, this impeccable property features three fully updated, 1 bedroom, 1 bathroom apartments and two beautiful ground floor commercial units with private parking in the rear. Commercial unit has separate entrances on the back and the side and feature a 2 piece bathroom in each and a common kitchen area. Long term, excellent tenants provide a steady stream of income making this a solid investment for years. This building is in pristine condition and would make an excellent addition to your portfolio. (id:6289)

Built in 1855

Essential Information

Listing #	40771349
Price	\$899,900
Bathrooms	0.00



Square Footage	3,467
Acres	0.00
Year Built	1855
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	254 Brant Avenue
Subdivision	2037 - Lansdowne
City	Brantford
Province	Ontario
Postal Code	N3T3J5

Amenities

Parking Spaces	7
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Interior

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

Exterior

Exterior	Brick
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Listing Details

Listing Office	Royal LePage Action Realty
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