

\$990,000 - 75 - 79 Erie Avenue, Brantford

MLS® #40780220

\$990,000

0 Bedroom, 0.00 Bathroom, 10,764 sqft

Other on 0.25 Acres

2085 - Eagle Place West, Brantford, Ontario

75â€“79 Erie Avenue, is an approved infill redevelopment site located in the heart of Brantfordâ€™s rapidly growing urban core. The proposed four-storey mixed-use building features 10,764 SF of Gross Floor Area, including 1,006 SF of ground-floor commercial space and 18 modern residential units above. The design incorporates 18 on-site parking spaces, with plans for three additional on-street commercial spaces, creating a balance of convenience and sustainability. This project represents a turn-key opportunity for developers and investors to capitalize on a shovel-ready infill site with Official Plan Amendment and Zoning By-law Amendment completed, and Site Plan Approval currently in progress. Located minutes from Downtown Brantford, public transit, shopping, and post-secondary institutions, this site is ideally positioned for strong end-user demand and long-term appreciation. (id:6289)

Essential Information

Listing #	40780220
Price	\$990,000
Bathrooms	0.00
Square Footage	10,764
Acres	0.25
Type	Other
Sub-Type	Freehold



Licensed to CAOR



Community Information

Address	75 - 79 Erie Avenue
Subdivision	2085 - Eagle Place West
City	Brantford
Province	Ontario
Postal Code	N3S2G1

Amenities

Amenities	Public Transit
Features	Visual exposure
Parking Spaces	15

Interior

# of Stories	2
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Exterior

Exterior	Brick, Other, Stone, Wood
Construction	Wood frame

Listing Details

Listing Office	Royal LePage Burloak Real Estate Services
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