

# \$1,499,000 - 281 Main Street N, Brampton (downtown Brampton)

MLS® #W12318972

**\$1,499,000**

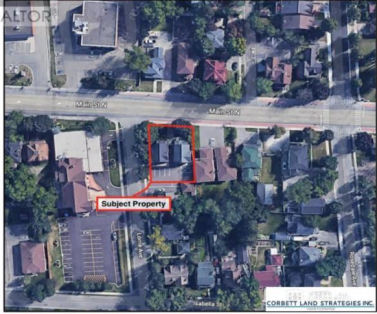
5 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Downtown Brampton, Brampton (downtown Brampton), Ontario

CORNER LOT, MAJOR TRANSIT STATION AREA, OFFICIAL PLAN DESIGNATED - MIXED USE PROPERTY (INCLUDING RESIDENTIAL) Live & Work Opportunity; Residential/Commercial Mixed Use Building available on the most desirable street in Brampton with excellent location. Building Parking Lot with 6 Parkings in the Back Yard has two accesses; from Main St N and from Lorne Avenue as well. Ground Floor is Commercial or Industrial & 2nd Floor is Residential Usage as per Zonig By-Law. Many more commercial usages available via CMU3 (Commercial Mix Use 3) Zoning (Please refer the "other Property Information" attachment for more details on the top of the MLS listing) and DPS (Development Permit System) to bring any new Future Proposal. More Usages ; Art Gallery; Bed & Breakfast; Children's or Seniors Activity Centre; Commercial School; Community Club; Custom Workshop; Day Nursery; Dining Room Restaurant; Hotel; Medical Office; Personal Service Shop; Religious Institute; Service Shop; Alternate School Use and Adult Learning Centers; Multiple Residential Dwelling; Duplex Dwelling; Street Townhouse. Laundry in the Partially Finished Basement. Property is Currently Fully Leased. Steps away from Brampton Go station, Algoma University, Gage Park, GoodLife Fitness Centre, No Frills, Shoppers



### Location and Property Description



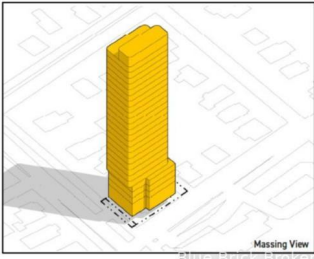
**Legal Description:** Part of Lot 119, Registered Plan BR-32

**Municipal Description:** 279-281 Main Street North, City of Brampton

**Total site area:** 0.08 hectares (0.20 acres)

**Existing use:** Two (2) detached residential units that entail Architectural and Real Estate services respectively.

### Proposed Mixed-Use Development Concept



| Site Statistics                        |                                                  |
|----------------------------------------|--------------------------------------------------|
| Gross Site Area                        | +/- 901 m <sup>2</sup> (0.22 acres)              |
| Gross Construction Area (above ground) | 12,700 m <sup>2</sup> (136,701 ft <sup>2</sup> ) |
| Gross Floor Area (above ground area)   | 10,785 m <sup>2</sup> (116,089 ft <sup>2</sup> ) |
| Lot Depth                              | +/- 37.5 m                                       |
| Frontage                               | +/- 24.3 m                                       |
| Total Parking Spaces Provided          | ~75                                              |
| Total no. of Units                     | ~150                                             |
| Total no. of Storeys                   | 25                                               |
| Floor Space Index (FSI)                | 12                                               |

Drug Mart, McDonalds, Wendy's, Tim Hortons, etc. 3 Br Apartment upstairs with a deck and separate entrance from the Parking Lot. Minutes from Highway 410/407/401. Steps Away from the Highrise Twin Tower Project "Bristol Place - Solmar Development Corp." Great Development Potential For a Mixed Use Multi Storey Building . Many Other Multi Storey Projects Coming in the Downtown Area \*\*The City of Brampton is planning to extend the Hazel McCallion LRT (formerly Hurontario LRT) to Vodden Street. \*\*The Etobicoke Creek Revitalization project, specifically the section from Vodden Street to Queen Street, is part of a larger initiative to improve flood protection and create new public spaces in Downtown Brampton.\* (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | W12318972     |
| Price     | \$1,499,000   |
| Bedrooms  | 5             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 281 Main Street N            |
| Subdivision | Downtown Brampton            |
| City        | Brampton (downtown Brampton) |
| Province    | Ontario                      |
| Postal Code | L6X1N4                       |

## Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Public Transit, Hospital, Place of Worship, Schools |
| Features       | Flat site, Dry, Level, Paved yard, Carpet Free      |
| Parking Spaces | 6                                                   |
| Parking        | No Garage                                           |

View City view

## Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Window Coverings         |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

## Exterior

|                 |                                             |
|-----------------|---------------------------------------------|
| Exterior        | Aluminum siding                             |
| Lot Description | 42.9 x 122.9 FT ; Corner Lot under 1/2 acre |
| Foundation      | Unknown                                     |

## Listing Details

Listing Office Blue Brick Brokers Inc.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 11:46pm PDT