

# \$888,000 - 37 & 39 Pearl Street, Brantford

MLS® #X12165520

**\$888,000**

4 Bedroom, 4.00 Bathroom,  
Multi-family on 0.00 Acres

N/A, Brantford, Ontario

Excellent investment opportunity! This purpose-built fourplex features four fully leased one-bedroom, one-bathroom units, each with separate hydro meters and convenient in-suite laundry. Well-maintained with a low-maintenance exterior and recent updates to major systems, the property is located in a quiet residential neighbourhood close to transit, parks, schools, and shopping. With strong tenant appeal and reliable rental income, this turnkey property offers excellent cash flow and future potential for growth ideal for investors looking to expand their portfolio in a high-demand area. (id:6289)



## Essential Information

|           |              |
|-----------|--------------|
| Listing # | X12165520    |
| Price     | \$888,000    |
| Bedrooms  | 4            |
| Bathrooms | 4.00         |
| Acres     | 0.00         |
| Type      | Multi-family |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 37 & 39 Pearl Street |
| Subdivision | N/A                  |
| City        | Brantford            |
| Province    | Ontario              |
| Postal Code | N3T3N5               |

## Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Separate Heating Controls, Separate Electricity Meters |
| Parking   | No Garage, Street                                      |
| View      | City view                                              |

### Interior

|              |                        |
|--------------|------------------------|
| Appliances   | Water Heater           |
| Heating      | Natural gas Forced air |
| # of Stories | 2                      |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Vinyl siding, Aluminum siding |
| Lot Description | 30 x 86.8 FT                  |
| Foundation      | Poured Concrete               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX TWIN CITY REALTY INC. |
|----------------|------------------------------|



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