

# \$850,000 - 230 Erie Avenue, Brantford

MLS® #X12344855

## \$850,000

0 Bedroom, 1.00 Bathroom, 9,031 sqft  
Business on 130.67 Acres

N/A, Brantford, Ontario

Prime free-standing building situated on a high-visibility corner lot, offering excellent exposure and accessibility. Features ample on-site parking for customers and staff. Currently leased to a well-established convenience store operated by a single, reliable tenant. The property benefits from a secure long-term lease (1+5+5+5 years), providing consistent rental income of \$4,500 net per month. Buyer to assume the existing lease. An exceptional opportunity for investors seeking a stable, income-generating asset with minimal management requirements. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12344855 |
| Price          | \$850,000 |
| Bathrooms      | 1.00      |
| Square Footage | 9,031     |
| Acres          | 130.67    |
| Type           | Business  |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 230 Erie Avenue |
| Subdivision | N/A             |
| City        | Brantford       |
| Province    | Ontario         |
| Postal Code | N3S2H2          |

## Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Public Transit     |
| Features       | Irregular lot size |
| Parking Spaces | 12                 |

### Interior

|         |                       |
|---------|-----------------------|
| Heating | Natural gas Other     |
| Cooling | Fully air conditioned |

### Listing Details

Listing Office HOMELIFE/DIAMONDS REALTY 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 21st, 2025 at 3:16pm PDT