

\$1,089,000 - 325 Fairview Drive, Brantford

MLS® #X12344925

\$1,089,000

0 Bedroom, 0.00 Bathroom, 2,544 sqft

Retail on 178.00 Acres

N/A, Brantford, Ontario

Position your business for success in this prime high-visibility location. Situated in an area zoned RHR-3 with a previous zoning of RHD-1, the property can be developed further for additional residential units or adapted entirely for residential use. The owner has received a decision from the city to allow for a larger general office on the main floor and extra permitted uses. This two-storey mixed-use building features two main-level commercial units, each approximately 500 sqft. Both units are fully self-contained, with individual heating and cooling systems, and their own 2-piece powder room - ideal for professional services, retail, or small-scale operations. Ample parking is available with 11 on-site spaces to accommodate staff, customers, and delivery vehicles, plus a single-car garage for additional storage or service use. Located on a busy corridor, this property ensures maximum exposure and easy access for your clientele. The upper level is a 1,000 sq. ft. 2-bedroom apartment - perfect for an owner-occupier or additional rental income. Whether you're expanding your current business or launching a new venture, this property combines location, flexibility and visibility in one outstanding package. (id:6289)



Essential Information

Listing # X12344925

Price \$1,089,000

Bathrooms	0.00
Square Footage	2,544
Acres	178.00
Type	Retail

Community Information

Address	325 Fairview Drive
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3R2X3

Amenities

Parking Spaces	11
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Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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