

# \$1,200,000 - 44 Market Street, Brantford

MLS® #X12431187

**\$1,200,000**

0 Bedroom, 2.00 Bathroom, 4,400 sqft

Retail on 0.00 Acres

N/A, Brantford, Ontario

An excellent investment opportunity in the heart of Downtown Brantford, directly beside the Laurier University campus. This mixed-use commercial property offers approximately 5,900 sq. ft. in total, featuring 2,400 sq. ft. of prime retail space on the main floor, 2,000 sq. ft. of professional office space on the second floor, and an additional 1,500 sq. ft. basement ideal for storage. The retail unit is currently leased to a convenience store, providing stable rental income. The second-floor office space is zoned CI commercial, suitable for a wide range of professional uses including law offices, accounting firms, medical or dental practices, or small businesses. With a main entrance from Market Street, the property offers exceptional visibility and exposure in one of the city's fastest-growing areas. Surrounded by vibrant city life and steps from Laurier University, it provides excellent accessibility, strong foot traffic, and ample street parking for clients and visitors. A rare opportunity to acquire a high-demand property with income security, functional versatility, and strong long-term growth potential. (id:6289)



## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12431187   |
| Price          | \$1,200,000 |
| Bathrooms      | 2.00        |
| Square Footage | 4,400       |

Acres 0.00  
Type Retail

### Community Information

Address 44 Market Street  
Subdivision N/A  
City Brantford  
Province Ontario  
Postal Code N3T2Z5

### Amenities

Amenities Highway, Public Transit

### Interior

Heating Natural gas Forced air  
Cooling Fully air conditioned

### Exterior

Lot Description Bldg=31.26 x 79.32 FT

### Listing Details

Listing Office RE/MAX PREMIER INC.



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