

\$779,000 - 111 Erie Avenue, Brantford

MLS® #X12441126

\$779,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Welcome to 111 Erie Ave, a beautiful heritage-style home brimming with character and investment potential! Currently set up as a duplex, this property features a spacious 3-bedroom unit and a separate 1-bedroom unit, making it an excellent opportunity for investors or multi-generational living. But the potential doesn't stop there! With a third-floor space perfect for a studio unit and an 2 story garage that could be converted into an additional suite, this home offers endless possibilities. Whether you're looking to expand your rental portfolio or create additional living space, this property is a must-see. Located in a desirable area of Brantford, close to amenities, transit, and parks, this home is ready for its next owner to unlock its full potential. Buyer to conduct their own due diligence regarding additional units. Key Features: Two Existing Units: 3-bedroom & 1-bedroom. Potential for a Third & Fourth Unit (Buyer to verify feasibility) Heritage Charm & Character Throughout. Endless Investment Potential Don't miss out on this incredible opportunity! Even better the property is already cash flow positive, making it an ideal turnkey investment. Located close to amenities, transit, and parks, this home is ready for its next owner to unlock its full potential. Main Unit 3 Bedroom will be vacant upon possession. (id:6289)



Essential Information

Listing #	X12441126
Price	\$779,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	111 Erie Avenue
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3S2G3

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Radiant heat
Fireplace	Yes
# of Stories	3

Exterior

Exterior	Brick
Lot Description	60 x 147 FT
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 HERITAGE HOUSE LTD
----------------	-------------------------------



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

