\$779,000 - 111 Erie Avenue, Brantford

MLS® #X12441126

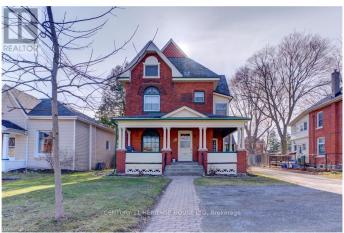
\$779,000

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





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