

\$699,000 - 109 - 585 Colborne Street E, Brantford

MLS® #X12463581

\$699,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

LOCATION! LOCATION! LOCATION!

Welcome to this exceptional opportunity offering the perfect blend of modern living and smart investment!. Do you run your own business or dream of working from home? The main-level commercial unit offers endless possibilities use it as your home office, rent it out for extra income, or operate your own small business. Featuring finished commercial space with a 2-pc bathroom and residential living with 3 bedrooms + den, 2.5 bathrooms, and upstairs laundry, this home provides a approx of 2,100 sqft of versatile space. Enjoy a 1-car garage plus one driveway parking spot, an inviting open-concept foyer with a stylish staircase, a spacious family room & Dining area with walkout to a large terrace/deck, a bright kitchen with Servery/pantry area. The primary suite includes a 5-pc ensuite, walk-in closet, and private balcony/deck, while two additional bedrooms share a 3-pc bathroom. The main-level commercial unit offers endless possibilities-ideal for your own business, home office, or rental income including spa, salon, veterinary clinic, convenience store, real estate or mortgage office, law or accounting practice, wellness or beauty services, retail or personal care shop, photography studio, and more. Located in a thriving community close to schools, shopping centres, restaurants, parks, and major highways, this property is perfect for families, investors, or business owners seeking comfort, convenience, and income potential all in one. Whether you're a family



seeking space, an investor looking for steady income, or a business owner ready to combine work and home, this property has it all. Don't miss your chance to own this unique live/work townhouse that delivers comfort, functionality, and unbeatable versatility. Commercial portion has just got vacant and it was rented for \$2000/month and Residential was rented for \$2400/month. This one won't last long Don't miss this exceptional opportunity-schedule your viewing today! (id:6289)

Essential Information

Listing #	X12463581
Price	\$699,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	109 - 585 Colborne Street E
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3S0K4

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 3

Exterior

Exterior Brick
Lot Description 18.3 x 68.3 FT|under 1/2 acre
Foundation Poured Concrete

Listing Details

Listing Office HOMELIFE/MIRACLE REALTY 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 CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 11:01pm PDT