

\$949,900 - 409 Colborne Street, Brantford

MLS® #X12463607

\$949,900

0 Bedroom, 0.00 Bathroom, 3,790 sqft

Retail on 0.00 Acres

N/A, Brantford, Ontario

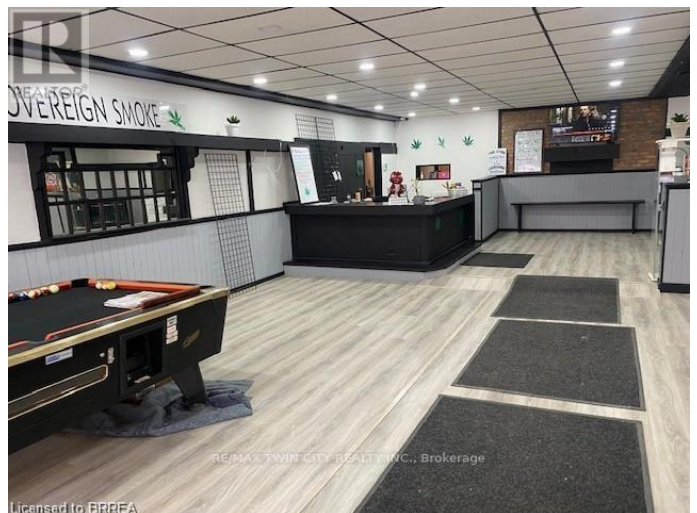
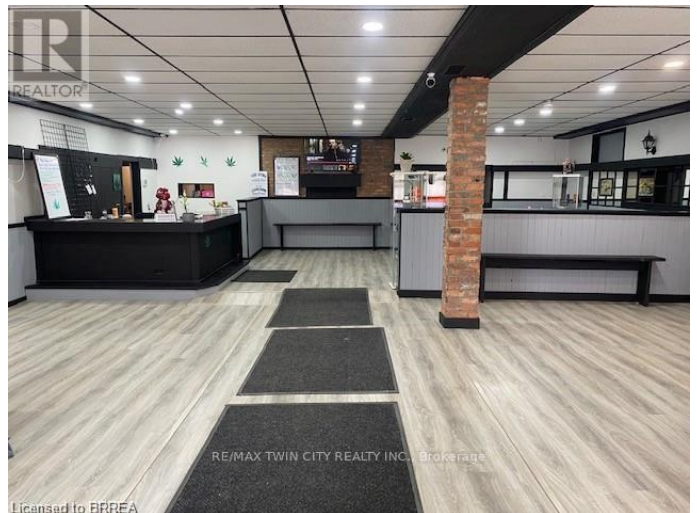
Location, location, location! This C8 Zoning (General Commercial Zone) mixed-use standalone building sits on bus and GO Transit routes, offering convenience and accessibility. The main floor boasts a commercial retail space spanning 2,594 square feet, with an unfinished partial basement area ideal for storage. The second storey, measuring 1,196 square feet, contains a 3-bedroom residential apartment and a bachelor apartment. With C8 Zoning this property generates great cash flow, totaling \$7500 a month plus utilities. It's conveniently located within walking distance to the downtown core, Wilfrid Laurier University, Conestoga College, the casino, and Harmony Square. Additionally, the building provides 6 parking spots located at the rear of the building with access from the side street. (id:6289)

Essential Information

Listing #	X12463607
Price	\$949,900
Bathrooms	0.00
Square Footage	3,790
Acres	0.00
Type	Retail

Community Information

Address	409 Colborne Street
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Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3S3N5

Amenities

Amenities	Highway, Public Transit
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Interior

Heating	Natural gas Forced air
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=40.5 x 81.49 Acre
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Listing Details

Listing Office	RE/MAX TWIN CITY REALTY INC.
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Listing information last updated on October 20th, 2025 at 10:46pm PDT