

\$990,000 - 75-79 Erie Avenue, Brantford

MLS® #X12469482

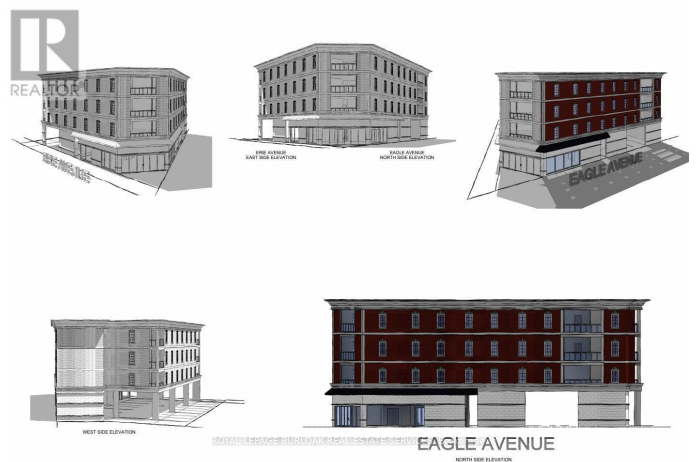
\$990,000

0 Bedroom, 0.00 Bathroom, 3,950 sqft

Multi-family on 0.00 Acres

N/A, Brantford, Ontario

75-79 Erie Avenue, is an approved infill redevelopment site located in the heart of Brantford's rapidly growing urban core. The proposed four-storey mixed-use building features 10,764 SF of Gross Floor Area, including 1,006 SF of ground-floor commercial space and 18 modern residential units above. The design incorporates 18 on-site parking spaces, with plans for three additional on-street commercial spaces, creating a balance of convenience and sustainability. This project represents a turn-key opportunity for developers and investors to capitalize on a shovel-ready infill site with Official Plan Amendment and Zoning By-law Amendment completed, and Site Plan Approval currently in progress. Located minutes from Downtown Brantford, public transit, shopping, and post-secondary institutions, this site is ideally positioned for strong end-user demand and long-term appreciation. (id:6289)



Essential Information

Listing #	X12469482
Price	\$990,000
Bathrooms	0.00
Square Footage	3,950
Acres	0.00
Type	Multi-family

Community Information

Address	75-79 Erie Avenue
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3S2G1

Amenities

Amenities	Highway, Public Transit
Parking Spaces	15

Interior

Heating	Electric Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	126.25 x 110 FT ; 126.25 X 110 Irreg.
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Listing Details

Listing Office	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
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Listing information last updated on October 21st, 2025 at 8:16am PDT