

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

MLS® #X12469485

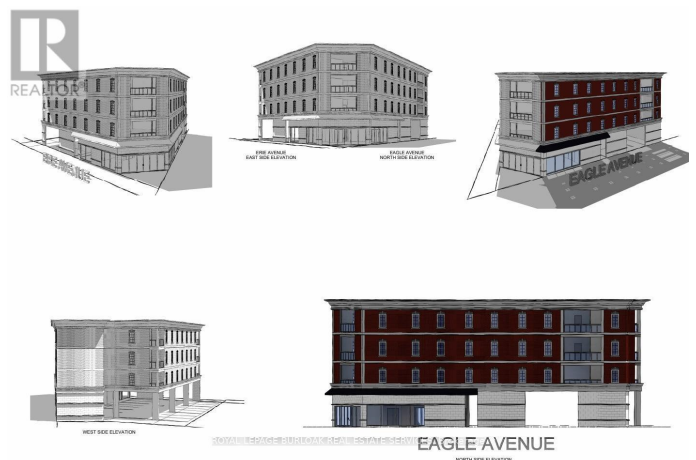
**\$990,000**

0 Bedroom, 0.00 Bathroom, 10,764 sqft

Vacant Land 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 #      | X12469485   |
| Price          | \$990,000   |
| Bathrooms      | 0.00        |
| Square Footage | 10,764      |
| Acres          | 0.00        |
| Type           | Vacant Land |

## Community Information

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

### **Interior**

|         |                       |
|---------|-----------------------|
| Heating | Electric Forced air   |
| Cooling | Fully air conditioned |

### **Exterior**

|                 |                |
|-----------------|----------------|
| Lot Description | 126.2 x 110 FT |
|-----------------|----------------|

### **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