

473 Colborne Street, Brantford

2 UNIT INVESTMENT PROPERTY IN THE HEART OF BRANTFORD!



Priced to Sell at \$ 509,000!

PROPERTY HIGHLIGHTS

473 Colborne Street, Brantford

Neighbourhood: Victoria/Arthur

Zoning: RC

Property: Duplex

Turnkey Duplex in the Heart of Brantford! Welcome to 473 Colborne St, Brantford a well-maintained duplex offering strong cash flow and fantastic tenants. Each unit features 2 bedrooms, 1 bathroom, private entrances, and in-suite laundry, making this an attractive option for both investors and future occupants. The upper unit was updated in 2021 with a refreshed kitchen, bathroom, and flooring, while some windows were replaced in 2018.

The property also boasts two separate 100 AMP electrical services. Conveniently located within walking distance to schools, downtown, and Laurier University, this duplex is in a high-demand rental area, ensuring consistent income.

Whether you're looking to expand your portfolio or house-hack by living in one unit and renting out the other, this is a rare opportunity you don't want to miss!

Priced to Sell at \$509,000!

Gross Income: \$2,834.12/month



Loeffler and Co.

PROPERTY FINANCIALS

Unit Breakdown

Unit	Type	Rent Monthly
1	2 beds / 1 bath	\$1,399.12
2	2 beds / 1 bath	\$1,435.00
Total		\$2,834.12

Expenses

Item	Annual
Grandbridge Energy	\$1,664.04
Enbridge	\$2,990.52
Water	\$2,309.76
Water Heater	\$333.60
Property Taxes (2024)	\$2,241.95
Total:	\$9,539.87

Income & Return

Asking Price	\$509,000
Gross Rental Income	\$34,009.44
Expenses	\$9,539.87
NOI	\$24,469.57



INTERIOR PHOTOS



AREA OVERVIEW

Why invest in Brantford?

- Brantford's population is steadily increasing due to affordability and its proximity to larger cities like Hamilton and Toronto. More people are relocating for a lower cost of living while still being close to job markets.
- Compared to the Greater Toronto Area (GTA), Brantford offers affordable property prices with higher ROI and lower entry costs. Investors can enter the market at a more accessible price point while still benefiting from strong appreciation and rental yields.
- Its strategic location along Highway 403, with easy access to Hamilton, Toronto, and the U.S. border, enhances connectivity and accessibility. The planned expansion of GO Transit services will further improve transportation options, making Brantford an attractive choice for commuters and businesses alike.
- With ongoing economic growth, the city is seeing an increase in new developments, job opportunities, and infrastructure projects. Major employers in manufacturing, logistics, and technology contribute to a strong job market, supporting long-term real estate value.
- Beyond investment potential, Brantford offers a desirable lifestyle with parks, trails, historic sites, and a vibrant downtown core. Its growing student population from Wilfrid Laurier University and Conestoga College ensures continuous demand, adding to its long-term investment appeal.



OFFERING DETAILS

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INDEMNIFICATION

In exchange for specific good and valuable consideration provided by the Seller and Loeffler & Co. Realty, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

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