473 Colborne Street, Brantford 2 UNIT INVESTMENT PROPERTY IN THE HEART OF BRANTFORD!







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 insuite 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



PROPERTY FINANCIALS

Unit Breakdown

Unit	Туре	Rent Monthly
1	2 beds / 1 bath	\$1,399.12
2	2 beds / 1 bath	\$1435.00
Total		\$2,834.12

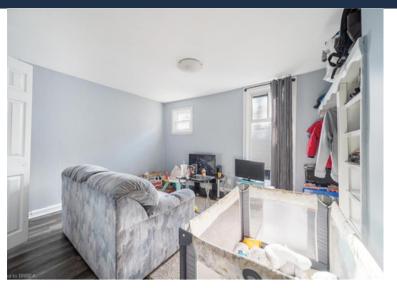
Expenses

Annual
\$1,664.04
\$2,990.52
\$2,309.76
\$333.60
\$2,241.95
\$9,539.87

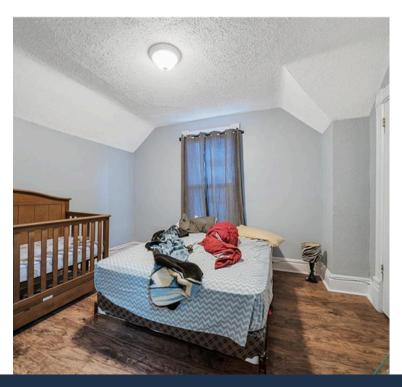
Income & Return

NOI	\$24,469.57
Expenses	\$9,539.87
Γ	¢0 570 07
Gross Rental Income	\$34,009.44
Asking Price	\$509,000

INTERIOR PHOTOS

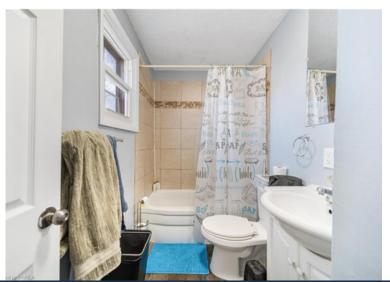












AREA OVERVIEW

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

CONFIDENTIALITY

By accepting this initial Property Offering (IPO) prospective buyers agree to hold and treat them and their contents in the strictest confidence. Prospective Buyers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this or any of it's contents or any part thereof without the prior written consent of the Owner or Loeffler & Co. Realty.

Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Loeffler & Co. Realty, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality will relate to all Sections of the IPO as if stated independently therein.

DISCLAIMER

The information contained herein (the "information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, it's accuracy, correctness, or completeness cannot be guaranteed and has not been verified by either Keller Williams Signature Realty, Loeffler & Co. Realty, or any of it's affiliates, nor do they guarantee, warrant, or assume any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information.

The recipient of the Information should take such steps as the recipient may deem appropriate with respect to using the Information. The Information may change, and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Loeffler & Co. Realty. The Information is protected by copyright and shall be fully enforced.

Any mention of development potential herein is meant to be taken as "potential" and is of the opinion of the Brokerage and not the Seller. The Seller and and Brokerage make no representations that any development potential on or of the Property can be achieved or attained. Buyers must do their own investigations.

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.

Prospective Buyers hereby agree to indemnify the Seller and Loeffler & Co. Realty, and their affiliates against any compensation, liability or expense (including attorney's fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of it's obligations as described herein.

In no event shall any prospective Buyer or any of it's agents or contractors contact any governmental authorities concerning the Property or make any physical inspection or testing of the Property, without the prior written consent of the Seller or Loeffler & Co. Realty.

