

93 West Street Brantford, ON

TURNKEY LEGAL FOURPLEX IN DOWNTOWN BRANTFORD!



Priced to Sell at \$999,000!

PROPERTY HIGHLIGHTS

93 West Street Brantford, ON

Neighbourhood: Terrace Hill/E & N Wards

Zoning: C3

Property: Legal Fourplex

Land Information: 93.17 Front

Legal Description:

PT LT 1 S/S CHATHAM ST PL CITY OF BRANTFORD, SEPTEMBER 7, 1892 BRANTFORD CITY AS IN A419953; BRANTFORD CITY SUBJECT TO AN EASEMENT IN FAVOUR OF LOTS 1-12 & 15-18 PLAN 3 EXCEPT CB29002; CHANT STREET & ST. JOHN STREET PLAN 3 (CLOSED BY PL241) AS IN CB12140

Located at the corner of West Street and Chatham Street, this fully renovated legal four-unit property offers investors an opportunity to acquire a multi-residential asset with four self-contained rental units.

Extensively updated from top to bottom, the property features modern finishes, renovated kitchens, and new appliances throughout. Separate hydro meters allow tenants to pay their own electricity costs, while efficiency upgrades may help manage operating expenses.

Additional features include ample on-site parking and a large garage offering storage or potential supplementary income, subject to permitted use. With four independent units and significant renovations already completed, this property offers an attractive opportunity for investors seeking a turnkey multi-residential addition to their portfolio.

Priced to Sell at \$999,000!

Gross Income: \$7,235.00/month
CAP RATE of 7%

PROPERTY FINANCIALS

Unit Breakdown

Room	Type	Monthly Income
Unit 1	1 Bed / 1 Bath	\$1,695.00
Unit 2	1 Bed / 1 Bath	\$1,695.00
Unit 3	1 Bed plus Den / 1 Bath	\$1,850.00
Unit 4	1 Bed / 1 Bath	\$1,695.00
Garage	Parking	\$300.00
Total:		\$7,235.00

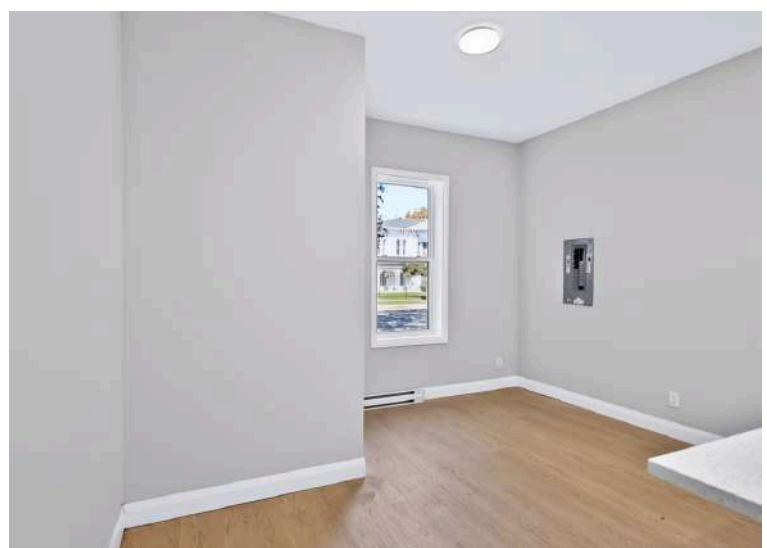
Expenses

Item	Annual
Heating	-
Electricity + Water	-
Property Taxes	\$2,329.00
Insurance	\$3,000.00
Property Management	\$2,100.00
Repairs and Maintenance	\$4,341.00
Water Tank Rental	\$436.00 + Taxes
Total:	\$12,206.00

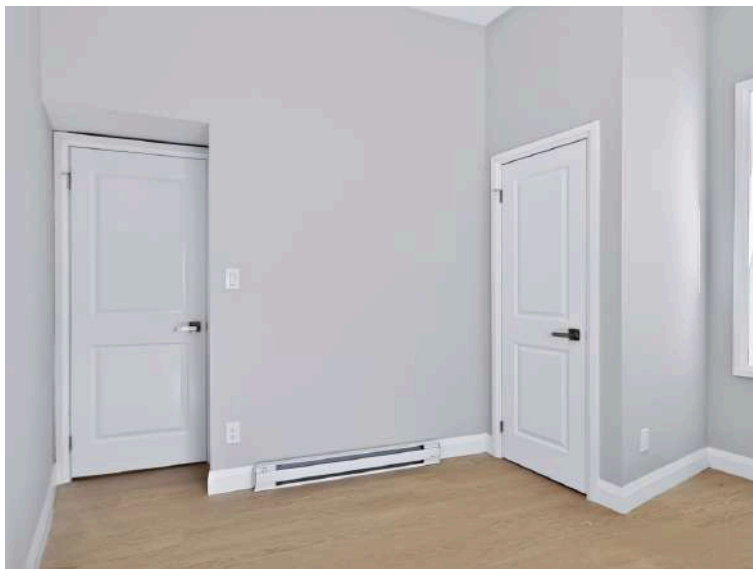
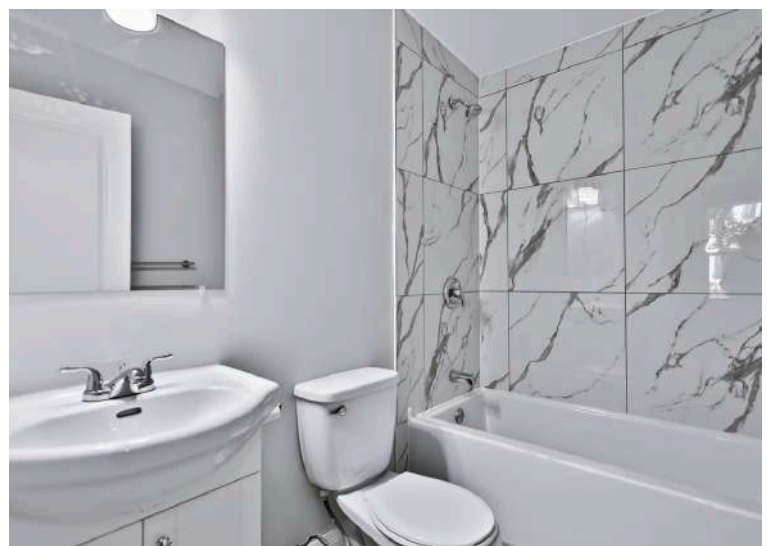
Income & Return

Asking Price	\$999,000.00
Gross Rental Income	\$86,820.00
Expenses	\$12,206.00
NOI	\$72,118
Less: Vacancy Allowance	3%
Cap Rate	7.2%

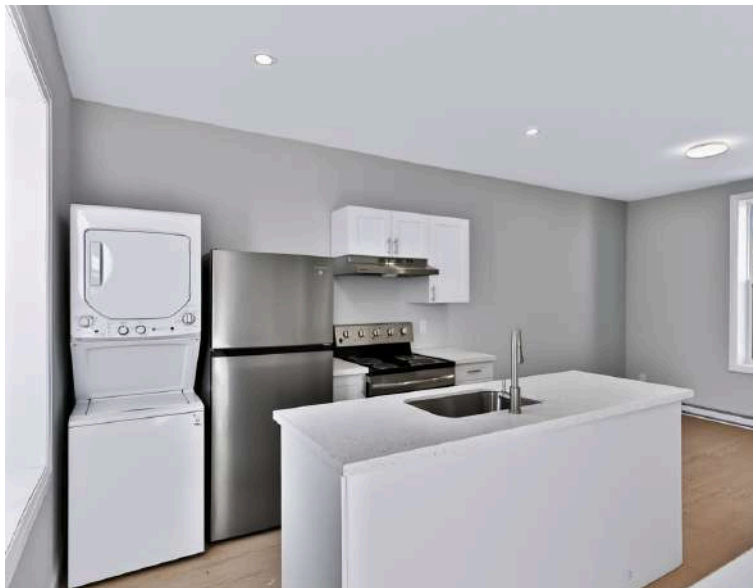
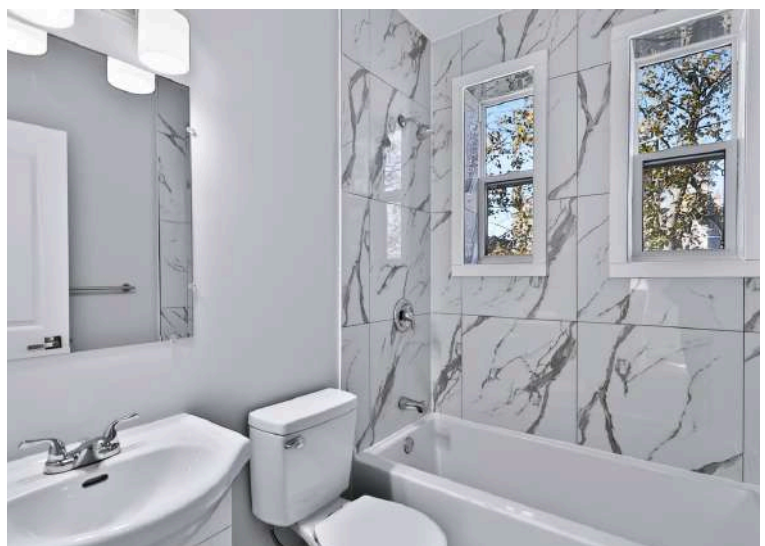
INTERIOR PHOTOS - UNIT 1



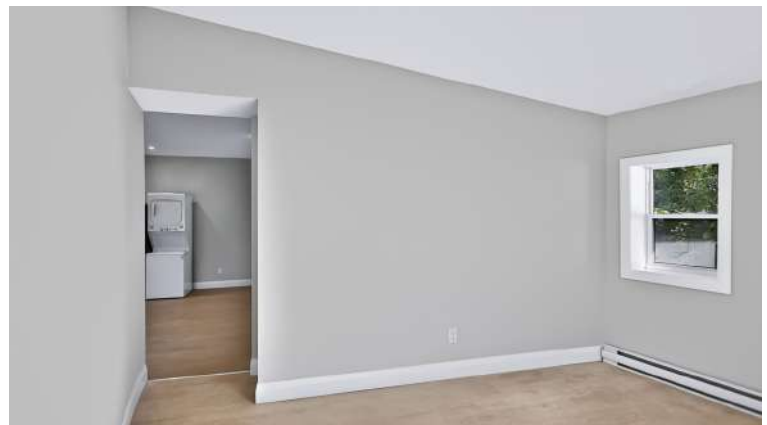
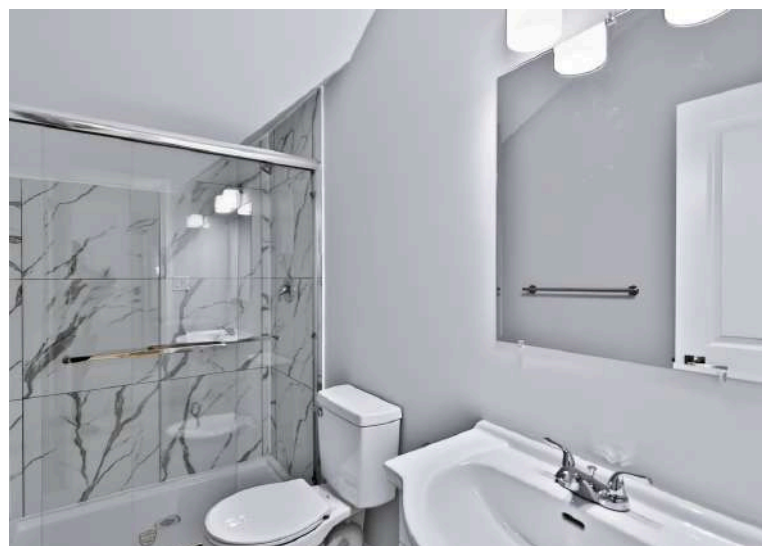
INTERIOR PHOTOS - UNIT 2



INTERIOR PHOTOS - UNIT 3



INTERIOR PHOTOS - UNIT 4



EXTERIOR PHOTOS



AREA OVERVIEW

Why Invest in Brantford?

- **A diversified, growing economy.** Brantford is a growing city in southwestern Ontario with an economy anchored in manufacturing, logistics, food processing, healthcare, and education. This mix of sectors supports stable employment and steady rental demand.
- **Strategic connectivity.** Highway 403 links Brantford to Hamilton, the GTA, and the broader southern Ontario market. GO Transit bus service and VIA Rail provide regional and commuter connections, with the nearest GO train station in Aldershot.
- **Post-secondary demand drivers.** Wilfrid Laurier University and Conestoga College both operate campuses in Brantford's downtown core, forming an academic district that supports year-round demand for rental housing from students, faculty, and staff.
- **Lifestyle and livability.** Brantford combines the amenities of a larger centre with a smaller-city feel. It has a historic downtown, local restaurants, cultural attractions, parks, and trails along the Grand River.
- **Downtown renewal.** Ongoing revitalization efforts in the downtown core focus on infrastructure upgrades, streetscape improvements, and pedestrian accessibility, supporting long-term growth near the 93 West Street area.
- **The opportunity.** For investors seeking multi-residential exposure, Brantford offers a market supported by diverse employers, institutional demand drivers, and long-term growth planning.

Information is believed to be accurate but not guaranteed.

OFFERING DETAILS

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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 its contents or any part thereof without the prior written consent of the Owner or Loeffler & Co. Realty.

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