

REDEVELOPMENT OPPORTUNITY

81 QUEEN STREET & 27 NELSON STREET, BRANTFORD



CBRE

Southern Ontario
Investment Team



±6,600 SF BUILDING | ±0.89 ACRES OF ZONED LAND

executive
SUMMARY

CBRE Southern Ontario Investment Team is pleased to offer for sale 81 Queen Street and 27 Nelson Street (the “Property” or the “Offering”), a ±0.89 acre infill development site in Brantford, Ontario. The Property is currently improved with a ±6,600 SF funeral home and offers a range of medium density redevelopment and conversion opportunities.

Brantford is a market with excellent underlying fundamentals. The CMHC primary residential rental vacancy is 1.3% and the median new-build detached home price is \$1,051,379 for Brantford as of September 2023.

The Property is located on the fringe of Brantford's downtown area. The immediate neighborhood has experienced significant investment in residential projects including Brantford Village and 1 Wellington. The Offering represents an opportunity to participate in this development momentum by acquiring an exceptionally located Site with strong redevelopment potential in a highly constrained rental market.





REDEVELOPMENT/ CONVERSION OPPORTUNITY

The Site offers the opportunity for various redevelopment options including mid-rise mixed-use development. The Property falls under the new [Downtown Community Improvement Plan](#) which has a property tax increment-based grant program, providing incentives for redevelopment projects.



GROWING RESIDENTIAL MARKET

In 2022, the City of Brantford granted building permits for 1,482 housing units. The City's newly approved Official Plan facilitates a diverse range of housing options, including residential intensification in established areas, and the development of new greenfield areas within an expanded Settlement Area. With the progression of these new lands for residential, commercial, and industrial purposes, the projected population is anticipated to reach 163,000 by 2041, accompanied by an estimated workforce of 79,000 individuals.

AMENITY RICH LOCATION

The Property is conveniently located in proximity to local amenities, restaurants and green spaces including the Grand River and Brant Conservation Area. The Property location boasts exceptional access to post-secondary education, being steps to Conestoga College's Brantford Campus and 450m from Wilfrid Laurier University Brantford. The Site also enjoys access to Highway 403 and close proximity to several major highways connecting commuters to Hamilton, KW, Guelph, and the GTA.

DEVELOPMENT PRECEDENT

There are several ongoing development applications and completed projects that serve as a valuable precedent for redevelopment efforts with a similar context to the Property. The surrounding neighbourhood comprises a variety of newly constructed and planned developments including Brantford Commons, 1 Wellington, and Station Sixty, totaling nearly 5,000 units.

property SUMMARY

LOT SIZE:

81 Queen Street: ±0.67 Acres
27 Nelson Street: ±0.22 Acres
Total: ±0.89 Acres

SITE CONDITIONS:

81 Queen Street
The Property is improved with a ±6,600 SF funeral home

27 Nelson Street
Vacant land

FRONTAGE

81 Queen Street
Queen Street: ±189 ft
Nelson Street: ±157 ft

27 Nelson Street
Queen Street: ±91 ft
Nelson Street: ±104 ft

OFFICIAL PLAN:

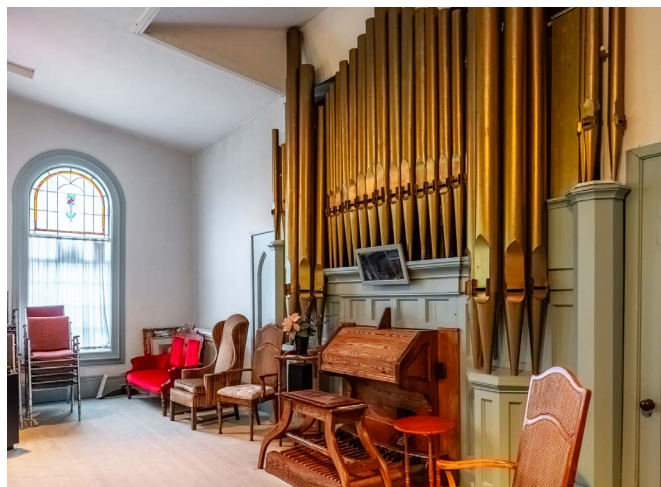
Downtown Urban Growth Centre

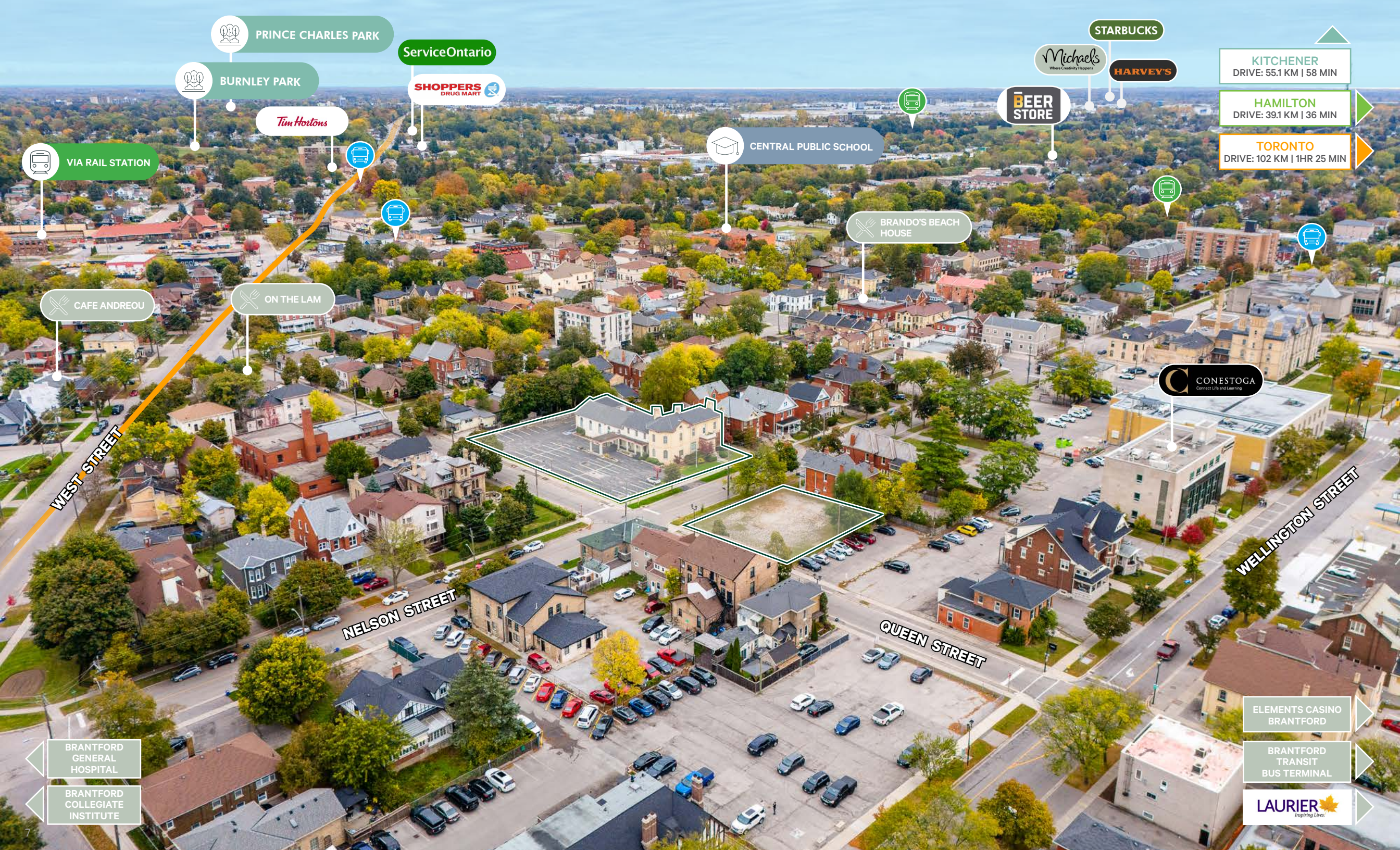
ZONING:

81 Queen Street
Mixed Commercial Residential Zone (C3)

27 Nelson Street
Fringe Core Commercial Zone (C2)







PRINCE CHARLES PARK

BURNLEY PARK

Tim Hortons

ServiceOntario

SHOPPERS
DRUG MART

STARBUCKS

Michaels
Where Creativity Happens

HARVEY'S

KITCHENER
DRIVE: 55.1 KM | 58 MIN

HAMILTON
DRIVE: 39.1 KM | 36 MIN

TORONTO
DRIVE: 102 KM | 1HR 25 MIN

VIA RAIL STATION

CENTRAL PUBLIC SCHOOL

BEER
STORE

BRANDO'S BEACH
HOUSE

CAFE ANDREOU

ON THE LAM

CONESTOGA
Connect Life and Learning

WEST STREET

NELSON STREET

QUEEN STREET

WELLINGTON STREET

BRANTFORD
GENERAL
HOSPITAL

BRANTFORD
COLLEGIATE
INSTITUTE

ELEMENTS CASINO
BRANTFORD

BRANTFORD
TRANSIT
BUS TERMINAL

LAURIER
Inspiring Lives



FRESH CO.



LCBO

petvalu
your pet • your store

sunset grill

SUBWAY

LAURIER
Inspiring Lives

Scotiabank

TD

BRANTFORD
TRANSIT
BUS TERMINAL

VICTORA PARK

CONESTOGA
Connect Life and Learning

HARMONY
SQUARE

EARL HAIG FAMILY
FUN PARK

OLG
Casino
BRANTFORD

LAURIER
BRANTFORD YMCA

Tim Hortons

BRANTFORD
CITY HALL



RBC

LORNE BRIDGE

Esso

NOFRILLS



CIRCLE K

BELL MEMORIAL PARK

GRAND RIVER

MARKET STREET

NELSON STREET

QUEEN STREET

WEST STREET

CHATHAM STREET

HAMILTON
DRIVE: 39.1 KM | 36 MIN

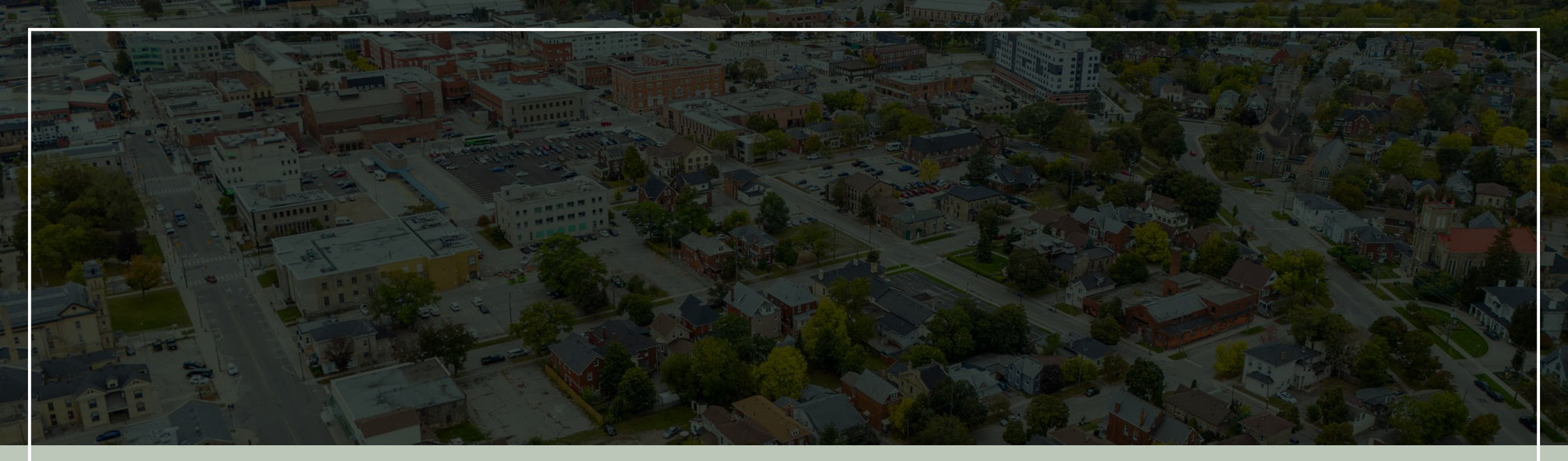
TORONTO
DRIVE: 102 KM | 1HR 25 MIN

KITCHENER
DRIVE: 55.1 KM | 58 MIN

HWY
403

SHOPPERS
DRUG MART

Tim Hortons



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