

**AVISON
YOUNG**

Prime corner freestanding building for sale



FOR SALE

**198 Holland St E,
Bradford, ON**

Patrick Campbell

Broker, Principal

+1 647 393 7578

patrick.campbell@avisonyoung.com

Cody Goloubef

Sales Representative, Associate

905 739 0485

cody.goloubef@avisonyoung.com



FOR SALE

198

Holland St E
Bradford, ON

Property details

TOTAL AVAILABLE AREA

5,200 sf

OFFICE AREA

100%

LOT SIZE

0.54 acres

SHIPPING

1 DI

ZONING

C1-6

POSSESSION

Call listing agent

ASKING PRICE

\$3,750,000

TAXES

\$21,149.34

Features

- Prime corner property located directly across from the Bradford GO Station
- Offering exceptional exposure and accessibility in one of the town's fastest growing corridors.
- The property features a freestanding office building with an accessory rear garage/warehouse complete with a shipping door, providing versatility for a range of businesses.
- Ample on-site parking supports both staff and visitors, while flexible C1*6 zoning allows for a vast array of permitted uses including office, commercial with drive-through, daycare, retail, medical, automotive and personal services.
- Surrounded by ongoing residential and commercial development, this property is strategically positioned to capture future growth and demand, making it an ideal opportunity for owner-users, investors, or developers seeking a high-profile site in Bradford.

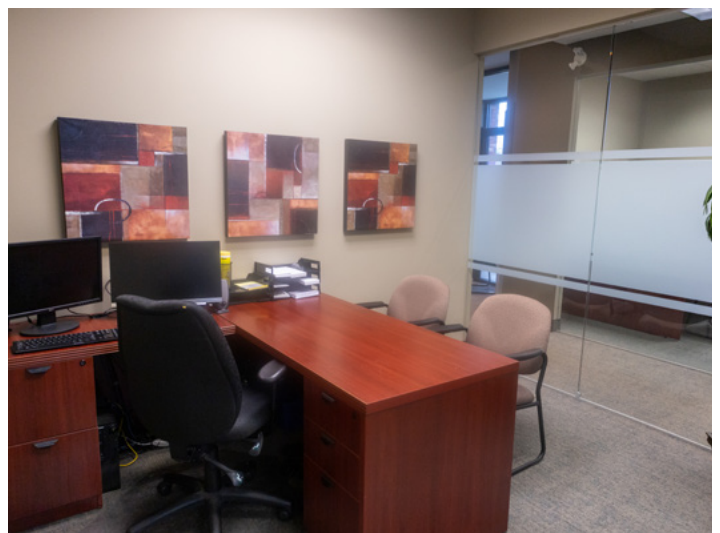
198 Holland St E
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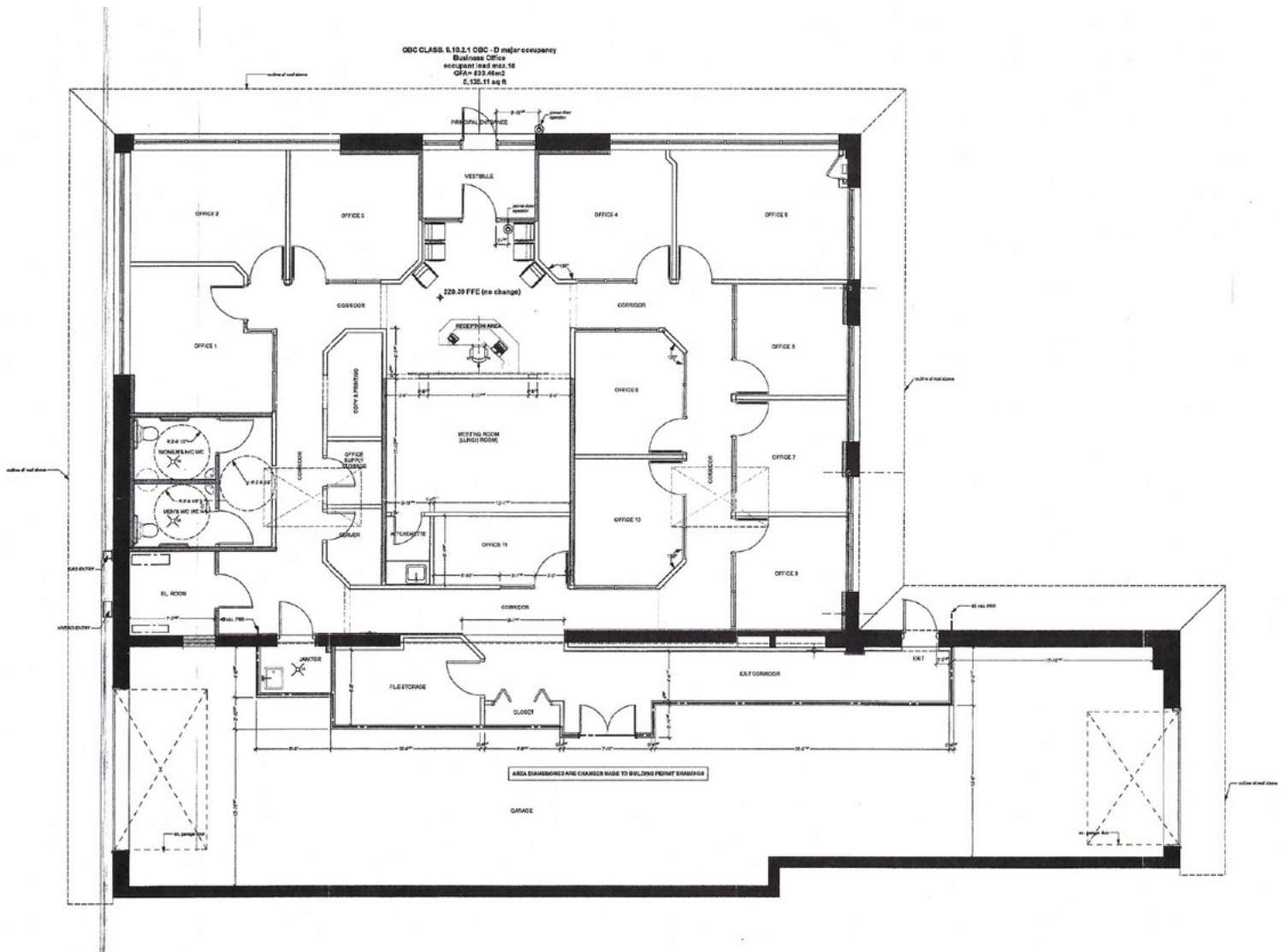
EXTERIOR PHOTOS

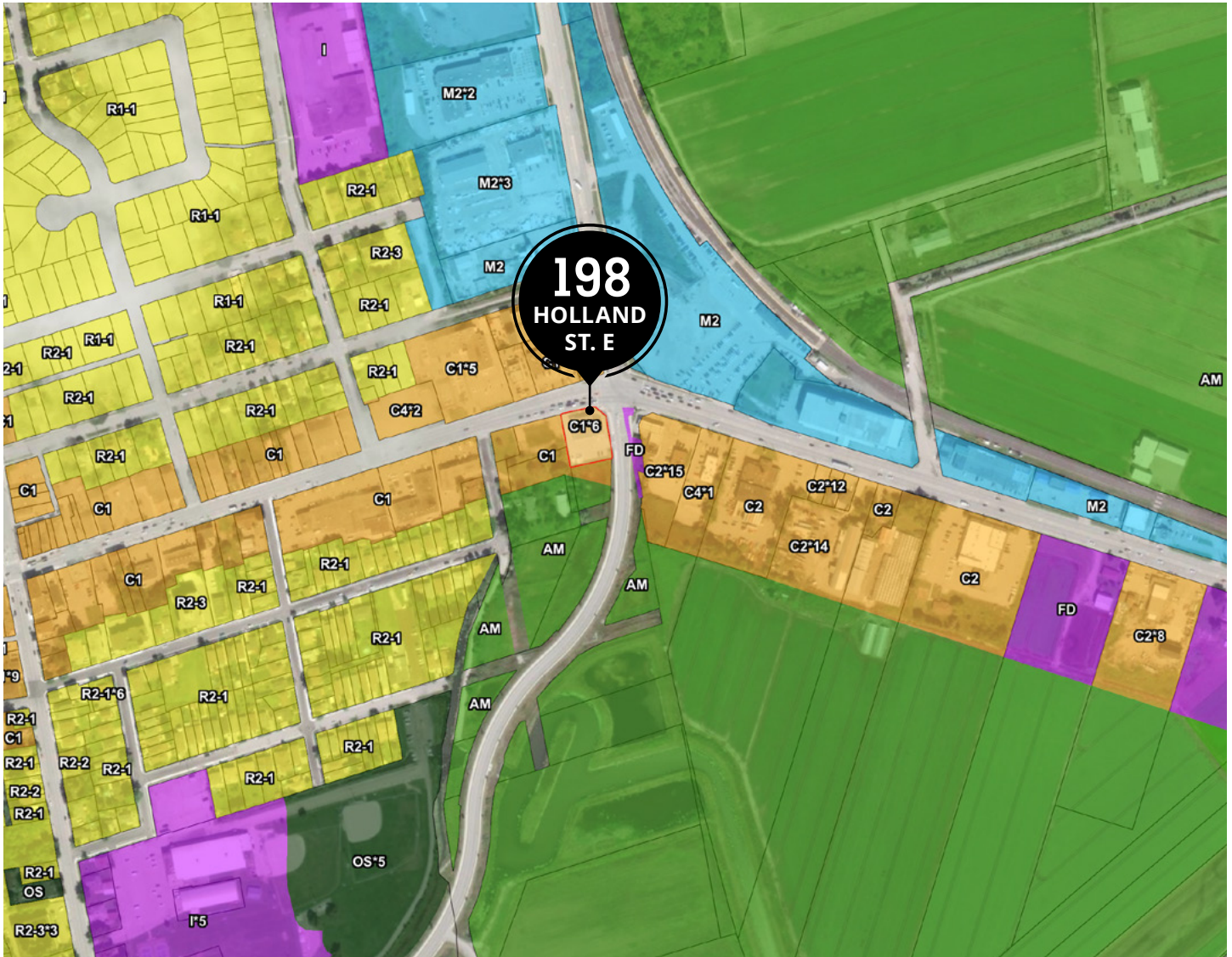


198 Holland St E
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INTERIOR PHOTOS







Zoning - C1-6 (Local Commercial Zone)

PERMITTED USES

RESIDENTIAL

- Professional & Medical Offices
- Retail Store or Showroom
- Restaurant or Café (drive-through permitted)
- Financial Institution or Daycare Centre
- Personal Service Establishment (salon, spa, dry cleaner, etc.)
- Fitness or Wellness Studio
- Veterinary Clinic or Pet Grooming
- Commercial School or Tutoring Centre
- Art Gallery or Studio



198 Holland St E

Bradford, ON

AMENITIES MAP



Bradford GO Station	260 M	2 MINS
Highway 400	6.6 KM	11 MINS
East Gwillimbury GO Station	10.9 KM	21 MINS
Newmarket GO Station	14 KM	27 MINS
Highway 404	14.4 KM	24 MINS
Pearson International Airport	58 KM	55 MINS

Amenities within 5KM



62

Restaurants



105

Retail



4

Gas Stations



6

Banks



2

Fitness Centres



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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937 **avisonyoung.ca**

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