

FREESTANDING RETAIL BUILDING

FOR SALE

100 CHARING CROSS STREET
BRANTFORD, ON

OFFERING PRICE
\$675,000.00

MLS®



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE



FREESTANDING COMMERCIAL BUILDING | FOR SALE

100 CHARING CROSS STREET
BRANTFORD, ON.

ASKING PRICE **REDUCED!**
~~\$699,000.00~~ \$675,000.00

BUILDING SIZE 950 SQ. FT.

SITE AREA 0.119 ACRES

TAXES \$4,862.43 (2024)

PARKING ONSITE, 6 SPACES

ZONING IC-PP

PROPERTY DETAILS

Freestanding Retail Building – Prime High-Exposure Location!

Fully leased freestanding single storey 950 SF retail building located near corner of Fulton St. High exposure high traffic location. 7% Capitalization Rate. Long term lease in place. Building has been completely renovated and upgraded. New zoning allows many new uses (Intensification Corridor). Property can be sold vacant.

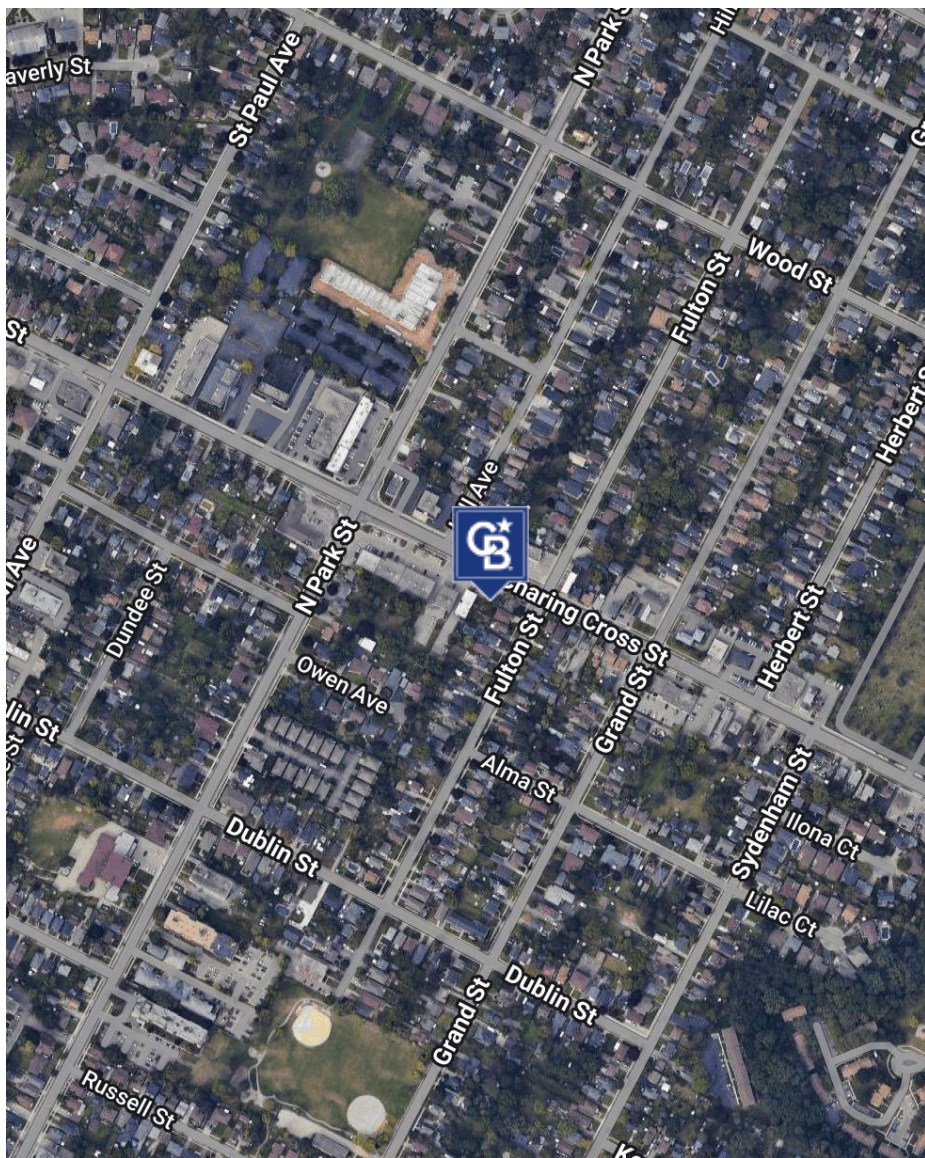
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Sales Representative
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100 CHARING CROSS STREET
BRANTFORD, ON.**Prime Location in the Heart of Brantford's Terrace Hill Neighbourhood**

Located in one of Brantford's most established and evolving districts, 100 Charing Cross Street offers exceptional visibility and accessibility in the vibrant Terrace Hill community. Situated along a high-traffic arterial road, this property benefits from steady vehicular and pedestrian flow, making it an ideal setting for retail, professional, or service-based businesses.

Surrounded by a strong mix of residential homes, local shops, and community services, the area fosters a thriving neighbourhood atmosphere. The property enjoys close proximity to public transit routes and is just minutes from major city corridors, offering convenient access for both customers and employees.

Recent infrastructure improvements in the area, including upgrades to nearby intersections, are enhancing connectivity and long-term growth. With an active local population and an increasing appetite for diverse retail and service options, this location provides an outstanding opportunity to establish or expand your business in one of Brantford's most accessible and visible corridors.

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