

960 Colborne St W, Brant

NEW FOR SALE **\$2,199,900** For Sale

Brant, Brantford Twp, Brant, Ontario N3T 5L7

TAXES \$17,726 (2025) Annual

X12734292

ROYAL LEPAGE PLATINUM REALTY

| | | | | |
|-----------------|--------------------------|------------------------|------------------------|-----------|
| Investment TYPE | 7.57 Acres TOTAL AREA | Hotel/Motel/Inn USE | Accommodation CATEGORY | 16 DOM |
|-----------------|--------------------------|------------------------|------------------------|-----------|

CLIENT REMARKS

Outstanding investment opportunity to own a 10-unit motel with a 4-bedroom owner's residence and basement storage. Ideally located just 6 minutes from Hwy 403 and directly across from Brantford Municipal Airport, offering excellent exposure and accessibility. Situated in a growing commercial corridor with major amenities nearby including Tim Hortons, McDonald's, Starbucks, Shoppers Drug Mart, Esso, Scotiabank, Subway, and a large surrounding residential community. Commercial zoning allows for a wide range of uses. A rare opportunity for investors or owner-operators in a high-growth location.

LISTING INFORMATION

| | | | |
|----------|------------------------|-----------------|-----|
| PIN# | 320690043 | POSSESSION | TBD |
| TAXES | \$17,726 (2025) Annual | REMARKS | |
| TAX YEAR | 2025 | SELLER PROPERTY | N |
| STATUS | Available | INFO STATEMENT | |

PROPERTY INFORMATION

| | | | |
|-------------------|-----------------------|-----------------|------------|
| LOT SIZE | 211.75 x 1475.99 Feet | WASHROOMS | 0 |
| LOT SIZE SOURCE | MPAC | GARAGE TYPE | None |
| LOT CODE | Lot | HEATING TYPE | None |
| DIR/CROSS ST | Hwy 24/ Colborne | WATER | Municipal |
| DIRECTIONS | Hwy 24/ Colborne | UTILITIES | A |
| A/C | Part | AREA INFLUENCES | |
| ZONING | HC,RA | PROPERTY TYPE | Investment |
| HST APPLICABLE TO | In Addition To | | |
| SALE PRICE | | | |
| FREESTANDING | Y | | |
| AREA | Brant | | |
| MUNICIPALITY | Brant | | |
| COMMUNITY | Brantford Twp | | |

LISTING CONTRACTED WITH

ROYAL LEPAGE PLATINUM REALTY
905-451-3999