



FOR SALE

29 Unit Boutique Multifamily Building 251-253 Colborne Street

BRANTFORD | ON



Property Profile

251 - 253 COLBORNE STREET

Colliers is pleased to present an exclusive opportunity to acquire 251–253 Colborne Street, a 29-unit boutique multifamily asset located in the downtown core of Brantford, Ontario. The Property benefits from in-place income with near-term value-add upside, a highly walkable urban location, and direct exposure to student-driven rental demand given its proximity to Wilfrid Laurier University, Brantford Campus.

The offering provides investors with the ability to acquire a well-located multifamily asset in a growing Southwestern Ontario market, with operational upside through unit turnover, targeted renovations, and the expiry of affordability restrictions on a portion of the suite mix.

Investment Highlights

- Diverse units mix with 13 x bachelor units, 14 x 1-bedroom variations, 1 x 2-bedroom & 1 Penthouse
- 90% occupancy
- Affordability Upside: 10 units subject to affordability restrictions expire in 2029
- Value add through unit renovations & improved utilization of several large rooms in the finished lower level as well as 2 offices
- Within 5 minute walk of Wilfred Laurier - Brantford Campus – with enrollment of ~3,000 students
- Infrastructure in place to individually meter utilities



Property Highlights

Municipal Address	251-253 Colborne Steet, Brantford, ON N3T 2H3	
Legal Description	PT LT 31 S/S COLBORNE ST PL CITY OF BRANTFORD, SEPTEMBER 7, 1892 BRANTFORD CITY; PT LT 32 S/S COLBORNE ST PL CITY OF BRANTFORD, SEPTEMBER 7, 1892 BRANTFORD CITY; PT LT 33 S/S COLBORNE ST PL CITY OF BRANTFORD, SEPTEMBER 7, 1892 BRANTFORD CITY AS IN A203393 & A294737 EXCEPT A296961; BRANTFORD CITY	
PIN	580250374	
Official Plan	Residential Neighborhoods	
Asset Type	Multifamily	
Site Area	11,022 F (0.253 Acres)	
Frontage	80 Feet	
Residential Units	29 units	
Affordable Housing	10 units	
Year Built	1920	
Zoning	C1, C1-6	
Storeys	3	
Average In Place Rents	Bachelor: \$1,214 1-Bedroom – A: \$837 1-Bedroom : \$1,319 1-Bedroom + Den – A: \$869 2 Bedroom – A: \$916 Penthouse: \$1,700	Average Market Rents Bachelor: \$1,250 1-Bedroom – A: \$1,450 1-Bedroom : \$1,450 1-Bedroom + Den – A: \$1,450 2 Bedroom – A: \$1,550 Penthouse: \$1,750
Year 1 NOI*	\$223,917	
Value-Add NOI Potential*	\$232,831	
Annual Taxes (2025)	\$37,293	

*Detailed rent roll, expense assumptions, and valuation analysis available in the Data Room.

Property Profile



Building Specifications & Recent Capital Expenditures

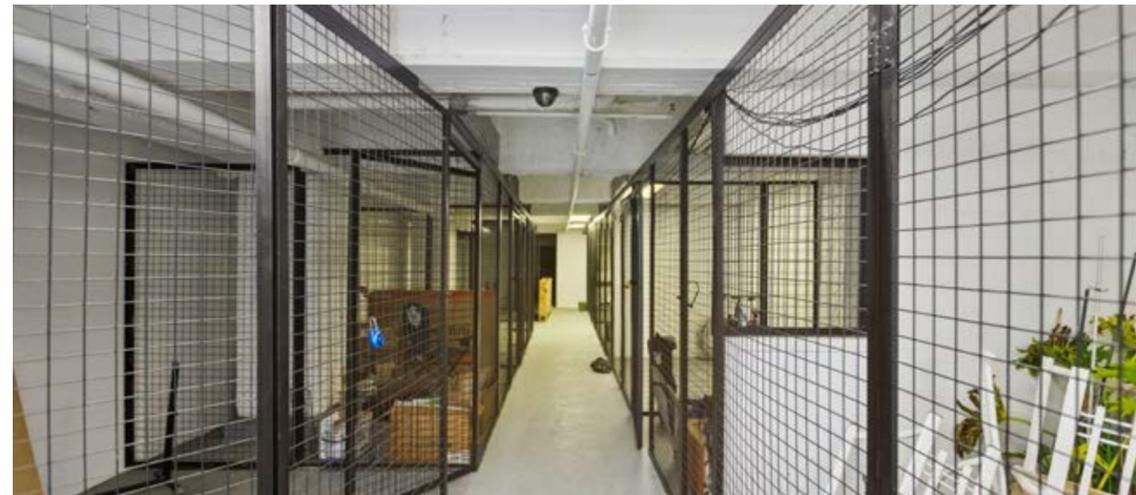
Construction Year	1920, a 1-storey addition completed in 1927
Building Gross Floor Area	23,357 SF
Net Rentable Area	16,850 SF
Boilers	Natural gas boiler services the common areas
Roof	Done in 2016
Elevator	No
Corridors/Common Areas	Laminate flooring
Heating/Cooling	The first-floor units and the penthouse unit have furnaces. Most other units use electric heat, with cooling provided by window A/C units. Four units rely on a roof-mounted HVAC unit and baseboard heaters
Security	Cameras are installed
Unit Renovations	Units are renovated to varying degrees over the years as turnover occurs. ie. Kitchen cabinets, appliances, flooring, bathrooms, paint, etc.
Parking Stalls	9
Laundry	3 sets of coin-operated washer and dryer (one on each floor)
Balconies	No
Locker/Storage	10
Separate Metering	The affordable units are leased on a semigross basis, with tenants responsible for utilities, whereas the second and third floor units are leased on a gross basis, despite the presence of separate metering infrastructure
Capital Improvements	The building remained vacant for several years prior to undergoing a full adaptive reuse conversion to residential occupancy in 2019

Residential Units

251-253 Colborne Street is a three storey, apartment building situated in Brantford's downtown core. The Property offers a broad suite mix that appeals to a wide demographic of tenants, supporting stable and diversified rental demand. Common areas and building systems reflect an older vintage, providing a clear pathway for capital improvements to support rental growth.

The Building features several underutilized large rooms in a finished lower level area with potential for income-generating or amenity repositioning, complemented by on-site storage lockers and coin-operated laundry facilities (one set per floor).

Unit Type	Affordable Rent (A)	Number of Units	Unit Size (SF)
Bachelor		13 units	450
1-Bedroom - A	X	5 units	625
1-Bedroom -		5 units	625
1-Bedroom + Den - A	X	4 units	700
2 Bedroom - A	X	1 unit	750
Penthouse		1 unit	1,200
Total	10	29 units	16,850



Brantford Overview

Brantford is an emerging Southwestern Ontario investment market benefiting from relative affordability compared to the GTA, improving regional connectivity, and sustained population growth. Designated as an Urban Growth Centre under the Provincial Growth Plan, the City is targeted for long-term intensification, infrastructure investment, and employment growth.

Strategically located along the Highway 403 corridor, Brantford provides direct access to the Greater Toronto and Hamilton Area, with proximity to multiple major highways, rail infrastructure, and key U.S. border crossings. This connectivity has supported continued residential demand and positioned the City as an increasingly attractive alternative for residents and employers priced out of larger urban centres.

Brantford's economy is diversified, anchored by advanced manufacturing, logistics, healthcare, and a growing post-secondary presence. Wilfrid Laurier University – Brantford Campus is fully integrated into the downtown core, with its primary facilities located along George Street, including the historic Carnegie Building. The campus serves approximately 3,000+ students, supporting consistent rental demand and reinforcing the downtown's role as a live-work-learn environment.

The Property's location along Colborne Street places it within walking distance of public transit, retail amenities, dining options, employment nodes, and institutional anchors, enhancing long-term tenant appeal. Ongoing public and private investment, combined with a growing inventory of designated development lands, continues to support Brantford's evolution into a higher-density, mixed-use urban centre.



5 minute walk to Wilfrid Laurier University, Brantford Campus



Immediate access to downtown retail and services



Proximity to public transit and regional connectivity



Walkable urban setting supporting student and workforce housing



Amenity Map

 251-253 Colborne Street

Restaurants

- | | | |
|--------------------|------------------------|-------------------------------|
| 1. Hakka Hut | 9. Tim Hortons | 16. Symposium Cafe Restaurant |
| 2. barBURRITO | 10. Starbucks | |
| 3. Wendy's | 11. Harvey's | |
| 4. The Wing Nation | 12. Temptation Kitchen | |
| 5. Popeyes | 13. Sunset Grill | |
| 6. Pizza Depot | 14. The Wing Nation | |
| 7. McDonald's | 15. Temptation Kitchen | |
| 8. KFC | | |

Services

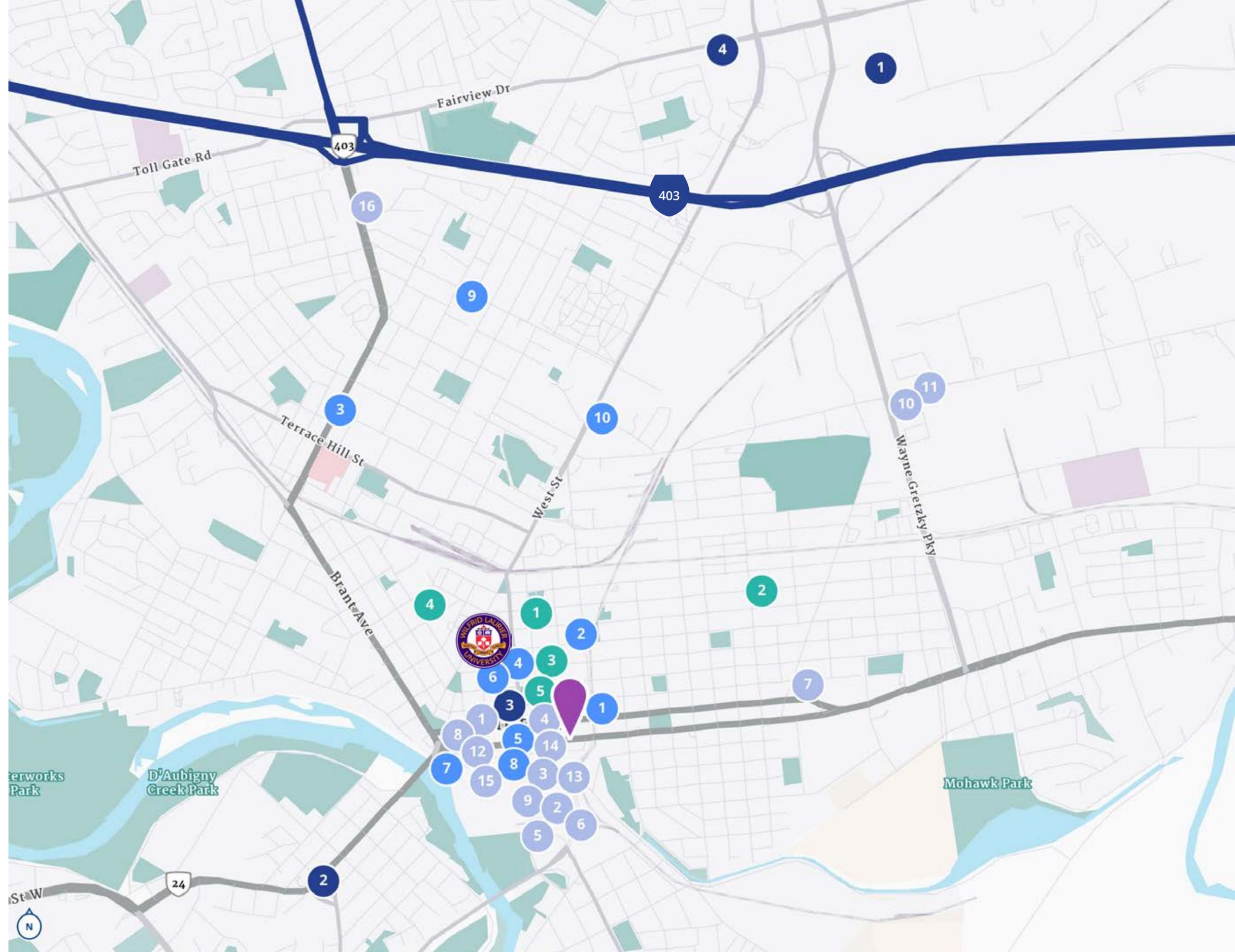
- | | | |
|-----------------|------------------------------|-------------------|
| 1. Esso | 5. TD | 9. ServiceOntario |
| 2. Petro-Canada | 6. RBC | |
| 3. Shell | 7. Scotiabank | |
| 4. BMO | 8. FirstOntario Credit Union | |

Stores/Malls

- | | |
|----------------------------|----------------------|
| 1. Lynden Park Mall | 4. Fairview Crossing |
| 2. West Brant Plaza | |
| 3. Brantford Commons South | |

Schools/Churches

- | | | |
|--------------------------|--|-------------------------------|
| 1. Central Public School | 3. Wilfrid Laurier University Brantford Campus | Church |
| 2. King George School | 4. St. Basil's | 5. St. Andrew's United Church |





Offering Process

Exclusive Listing Agents

Alexander Silver*

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Jeremiah Shames*

Executive Vice President
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The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 251-253 Colborne Street, Brantford, Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement of Purchase and Sale (the ‘APS’) to the Advisor.

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

[Confidentiality Agreement](#)

OR

Please print the CA, complete, sign and scan an email copy to the Advisor.

Offering Guidelines

Offers will be presented to Vendors as they are submitted for Vendor consideration.

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as-is, where-is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Alexander Silver

alexander.silver@colliers.com

Jeremiah Shames

jeremiah.shames@colliers.com

Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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Reach out to get started.

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