



234 Henry Street

Brantford, ON

FOR LEASE

COMMERCIAL RETAIL CENTRE
1,500SF - 50,000SF

Steel is Up!
Occupancy 1st Quarter 2027

Close to high traffic intersection with approximately 81,500 vehicles per day!
Minutes from multiple residential neighbourhoods.

This location is surrounded by many notable National co-tenants such as:
Leon's, Starbucks, RONA, Michaels, etc.

VICANO

REMAX

COMMERCIAL

Ed Doucet, Broker

www.eddoucet.com

519-753-4663 | ED@DOUCETGROUP.CA

234 Henry Street, Brantford - Leasing Plan



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Approximately 81,500 vehicles travelling through the closest major intersection of Wayne Gretzky Parkway and Henry Street, ensures guaranteed high visibility.

October 2025 - Annualized Traffic Counts Intersection of Wayne Gretzky & Henry Street.

North Approach 27,257 vehicles
East Approach 17,013 vehicles

South Approach 23,924 vehicles
West Approach 13,268 vehicles

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234 Henry Street, Brantford – ZONING

MCC-5 Major Commercial Centre

- Alternative health care
- Art gallery
- Automobile repair garage
- Automobile sales establishment
- Automobile supply store
- Bakery
- Banquet hall
- Bar
- Brewing on premises establishment
- Building supply centre
- Catering service establishment
- Child care centre
- Commercial parking area
- Commercial school
- Crisis residence
- Drive through
- Elementary school
- Farmers' Market
- Financial institution
- Funeral homes
- Grocery Store
- Home improvement centre
- Hotel
- Library
- Medical clinic
- Microbrewery
- Museum
- Neighbourhood convenience store
- Nursery garden centre
- Office, general
- Office, medical
- Personal service
- Pharmacy
- Place of assembly
- Place of entertainment/recreation
- Place of worship
- Post-secondary school
- Printing establishment
- Private park
- Public transit facility
- Research use
- Restaurant
- Retail store
- Service or repair shop
- Shopping Centre
- Studio
- Taxi establishment
- Theatre
- Veterinary clinic

**Exception - 5:
Automobile gas bar**

The logo for VICANO features the word "VICANO" in a bold, black, sans-serif font. A red triangle is positioned above the letter "V".The logo for REMAX COMMERCIAL features the word "REMAX" in a large, bold, black, sans-serif font. Below it, the word "COMMERCIAL" is written in a smaller, white, sans-serif font inside a black rectangular box. A registered trademark symbol (®) is located at the bottom right of the box.

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