

# \$1,899,000 - 249 Cockshutt Road, Brantford

MLS® #40782083

**\$1,899,000**

0 Bedroom, 0.00 Bathroom, 4,450 sqft

Retail on 2.00 Acres

2121 - SW Rural, Brantford, Ontario

Unique mixed-use opportunity! This 2+1 bedroom bungalow with a heated attached garage sits on nearly 4 acres of land and offers both residential and commercial zoning, opening the door to endless possibilities. The home features comfortable living space perfect for an owner-operator or anyone seeking a blend of work and lifestyle convenience. The commercial portion is currently operated as a small engine and repair shop and includes a showroom, offices, two heated workshops, a stock room, and two washrooms. Outside, youâ€™ll find a covered storage outbuilding and plenty of space for future expansion. Zoning allows for multiple uses such as agricultural, sales, commercial greenhouses, livestock, veterinary clinic, and more. A rare chance to own a versatile property ideal for entrepreneurs, tradespeople, or investorsâ€”contact the listing agent for full details! (id:6289)

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | 40782083    |
| Price          | \$1,899,000 |
| Bathrooms      | 0.00        |
| Square Footage | 4,450       |
| Acres          | 2.00        |
| Year Built     | 1957        |
| Type           | Retail      |



Sub-Type Freehold

## Community Information

Address 249 Cockshutt Road  
Subdivision 2121 - SW Rural  
City Brantford  
Province Ontario  
Postal Code N3T5L6

## Interior

# of Stories 1

## Listing Details

Listing Office RE/MAX Escarpment Golfi Realty Inc.



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