

\$2,599,000 - 279 Colborne Street E, Brantford

MLS® #X9283029

\$2,599,000

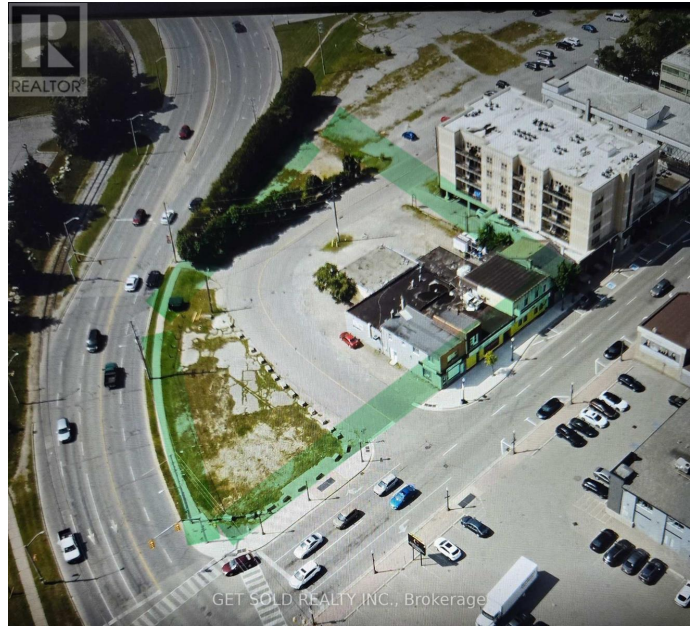
0 Bedroom, 0.00 Bathroom, 15,848 sqft

Multi-family on 0.00 Acres

N/A, Brantford, Ontario

ATTENTION INVESTORS: POWER OF SALE Development Property In Brantford. The Municipality Of Brantford Is Eager To Approve And Assist A Build Up To 22 Storey Mixed-Use Condo. Developers Dream And Background Work Completed. City Willing To Close Small Side Road And Sell Small Parcel To Make This Project A Reality. Area Remains A Development Free Charge Zone And City Is Providing Up To 90% Savings On Property Taxes For Up To A 7 Year Period. To Add To This Amazing Opportunity, The City Has Committed To A 60-Day Conditional Site Plan Approval Of The Project And 3-4 Months For Final Approval Of A Large Commercial/Residential Tower. CITY OF BRANTFORD WANTS THIS DEVELOPMENT!

This Corner Lot Is Located In A Premium Area With Two Large Thoroughfares Having Access. Other Large Developments Already Approved In The Area. Take Advantage Of The Work That Has Been Completed And The Eager City Who Wants This Property Developed. Direct Access To Planner For Due Diligence Purposes. This Power Of Sale Will Not Last Long And Is Priced To Sell. For Those Interested In Financing This Purchase, Seller Willing To Provide Mortgage With 75% LTV To Approved Clients. Priced Below Potential To Those Interested Parties. Current Plaza To Be Demolished By New Owner TO Make Room For This Extensive Development. See Attachments For Survey And Drone Tour To View Potential. **EXTRAS** Survey



Essential Information

Listing #	X9283029
Price	\$2,599,000
Bathrooms	0.00
Square Footage	15,848
Acres	0.00
Type	Multi-family

Community Information

Address	279 Colborne Street E
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T2H3

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size

Interior

Heating	Other
Cooling	Fully air conditioned

Exterior

Lot Description	118.19 x 136.39 FT
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Listing Details

Listing Office	GET SOLD REALTY INC.
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