

# 97 COLBORNE STREET WEST, BRANTFORD

NEW DEVELOPMENT - RETAIL/OFFICE SPACE FOR LEASE



## 2-STOREY NEW-BUILD

Located on the north side of Colborne Street, between  
Gilkison Street and Mt. Pleasant Street

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### INQUIRIES

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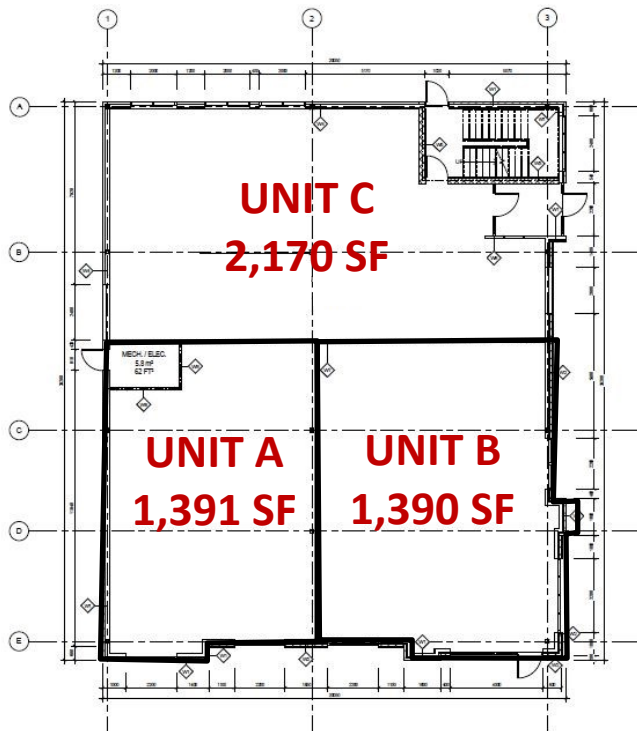
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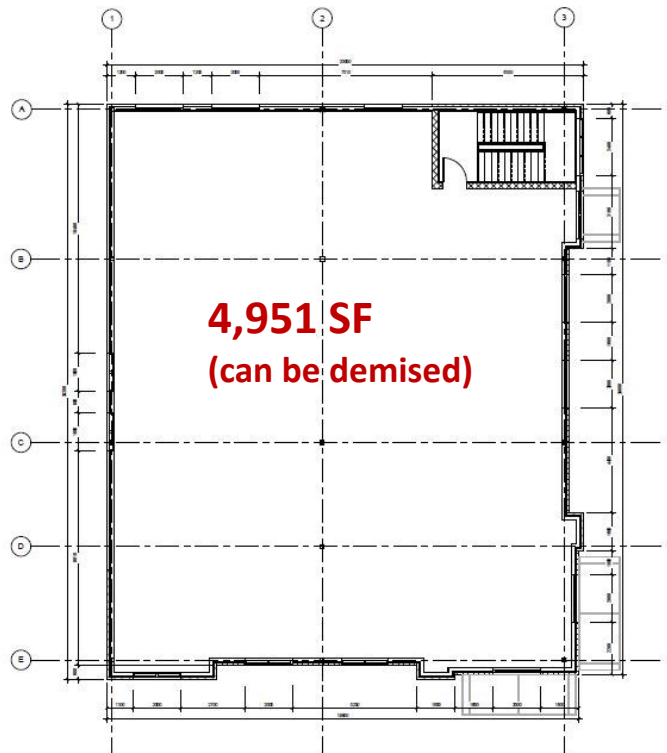
## PROPERTY DETAILS

- 2-storey new-build development in Brantford
- Retail and office uses welcome
- Building is zoned and designed for a daycare
- Across the street from No Frills, Dollarama and a new DQ
- Occupancy: Fall 2021
- Size: 4,951 square feet on each floor (can be demised)
- Net Rent
  - ◇ 1st Floor - \$24.00 per square foot
  - ◇ 2nd Floor - \$14.00 per square foot
- TMI: \$8.50 per square foot (estimate)

### FLOOR PLAN—1ST FLOOR



### FLOOR PLAN - 2ND FLOOR



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- 1** Domino's Pizza
- 2** No Frills
- 2** Dollarama
- 2** Dairy Queen

Demographics (2016)	1 km	3 km	5 km
Total Population	5,116	44,018	76,503
Daytime Population	8,740	39,361	71,134
Total Households	2,420	18,695	31,550
Household Average Income	\$50,237	\$63,650	\$71,297

Source: Statistics Canada

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The Behar Group Realty Inc., Brokerage.

