

BLAIR BLANCHARD STAPLETON

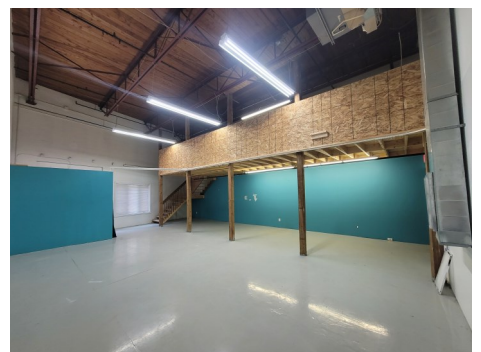
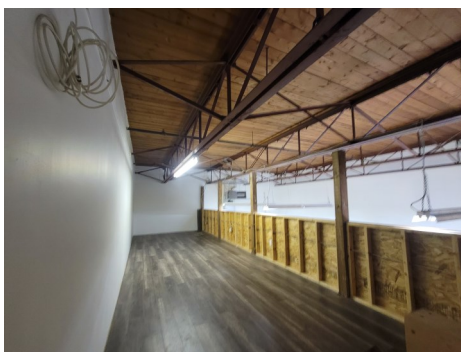
LIMITED, REAL ESTATE BROKERAGE

RETAIL/OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$18.00
PER SQ. FT. NET

1,470
SQUARE FEET



111 Sherwood Drive, Unit 21, Brantford, ON

Welcome to the Cordage District! Join the amazing tenants of Mashpaddle Brewery, Bathtub Bakery, Ninja Warrior, CrossFit Durst, Rope Factory Event Hall, Cake & Crumb, Reach Gymnastics, Affix Label & Printing, Back In Time Comics, Seventh Coffee Roastery and many more! Located right off Colbourne St W, this has easy access to main transit corridors of Brantford. There is significant parking available throughout the complex. This property has been grandfathered into all types of zoning (except residential) so easy for any business to start!

Keriann Harlow
Sales Representative

Office: 905.529.5900 Ext. 205
Email: harlow@bbsrealty.com

Evan Apostol
Broker

Office: 905.527.1144 Ext. 300
Email: apostol@bbsrealty.com

HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

RETAIL/OFFICE UNIT FOR LEASE

This unit is down the corridor of the Cordage District, across from the Rope Factory event hall. This former marketing agency unit offers an open concept space with a mezzanine overlooking the main floor. Common washrooms in the back hall with double doors egress for deliveries.

BBSREALTY.COM

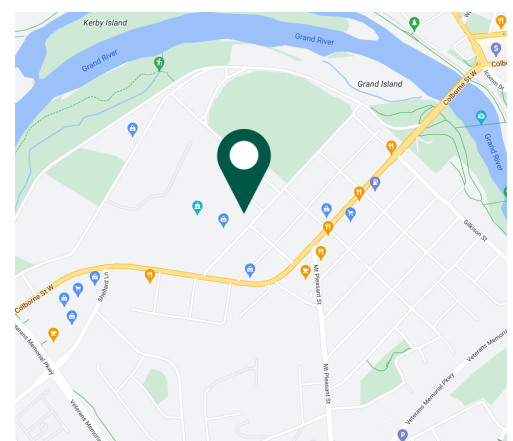


PROPERTY DETAILS

NET LEASE RATE	\$18.00 PSF
SIZE	1,470 SF
T.M.I. (2023)	\$2.70 PSF
AIR CONDITIONING	Partial
PARKING	Yes
SPRINKLERED	Yes
UTILITIES	Yes
ZONING	M1-19

PROPERTY DETAILS

- Excellent unit ideal for retail or service use
- Formerly a marketing agency with open concept space and mezzanine
- Excellent street presence onto Sherwood Drive
- Ample parking throughout property
- Access to public transit via Colborne St W



Keriann Harlow
Sales Representative

Office: 905.529.5900 Ext. 205
Email: harlow@bbsrealty.com

Evan Apostol
Broker

Office: 905.527.1144 Ext. 300
Email: apostol@bbsrealty.com

HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.