

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

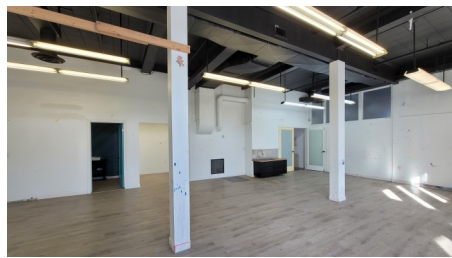
## RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$15.00PSF**  
NET RENT

**\$3.10PSF**  
T.M.I. (2024)

**1,676**  
SQUARE FEET



## 111 Sherwood Drive, Unit 14, Brantford, ON

### PROPERTY DETAILS

NET LEASE RATE	\$15.00 psf
T.M.I. (2023)	\$3.10 psf
SIZE	1,676 sf
PARKING	Yes
ZONING	F-M1-16

Welcome to the Cordage District! Join the amazing tenants of a Brewery, Ninja Warrior, CrossFit Durst, Rope Factory Event Hall, Cake & Crumb, Reach Gymnastics, Affix Label & Printing, 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! This former child care studio offers two offices, private washroom with washer/dryer and kid sized toilet. The unit is being leased in an 'as-is' condition. This unit is in need of work that the Tenant would need to take on.

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