

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

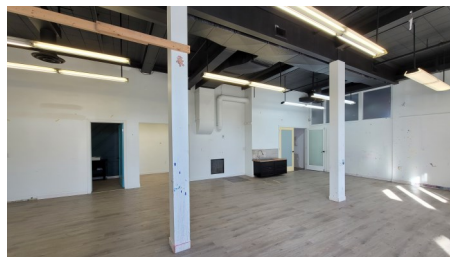
RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$17.00PSF
NET RENT

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

1,072
SQUARE FEET



111 Sherwood Drive, Unit 21, Brantford, ON

PROPERTY DETAILS

NET LEASE RATE	\$17.00 psf
T.M.I. (2023)	\$3.10 psf
SIZE	1,072 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 was a former marketing agency studio with a big open area and high ceilings, located right off the beautiful, Instagram worthy corridor to Rope Factory Event Hall. Contact LA directly for showings. The unit is being leased in an 'as-is' condition. This unit shares one common washroom with other units within this block of units. There is access to loading.

Keriann Harlow
Sales Representative

Direct: 905.912.2289
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

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