

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

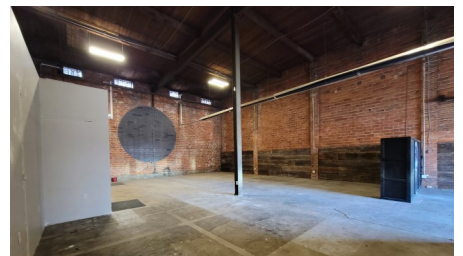
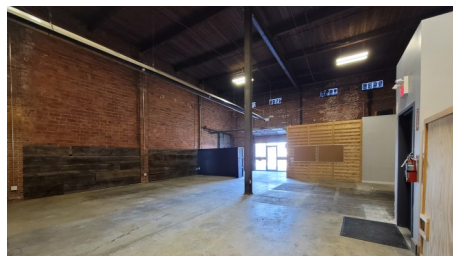
RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$19.00PSF
NET RENT

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

2,459
SQUARE FEET



111 Sherwood Drive, Unit 5, Brantford, ON

PROPERTY DETAILS

NET LEASE RATE	\$19.00 psf
T.M.I. (2023)	\$3.10 psf
SIZE	2,459 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 beautiful industrial style building offers exposed red brick, high ceilings, and ample parking. Its an open concept space with a private office and kitchenette. The unit is being leased in an 'as-is' condition.

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