

FOR SALE

100% LEASED | MULTI-TENANT INVESTMENT OPPORTUNITY



OUTLINES ARE APPROXIMATE

47 MORTON AVENUE EAST

BRANTFORD, ON

 CUSHMAN & WAKEFIELD

PROPERTY FEATURES

Building Size: 45,457 SF

Lot Size: 5.016 Acres

Clear Height: 17'-22'

Shipping: 2 T/L & 3 D/I

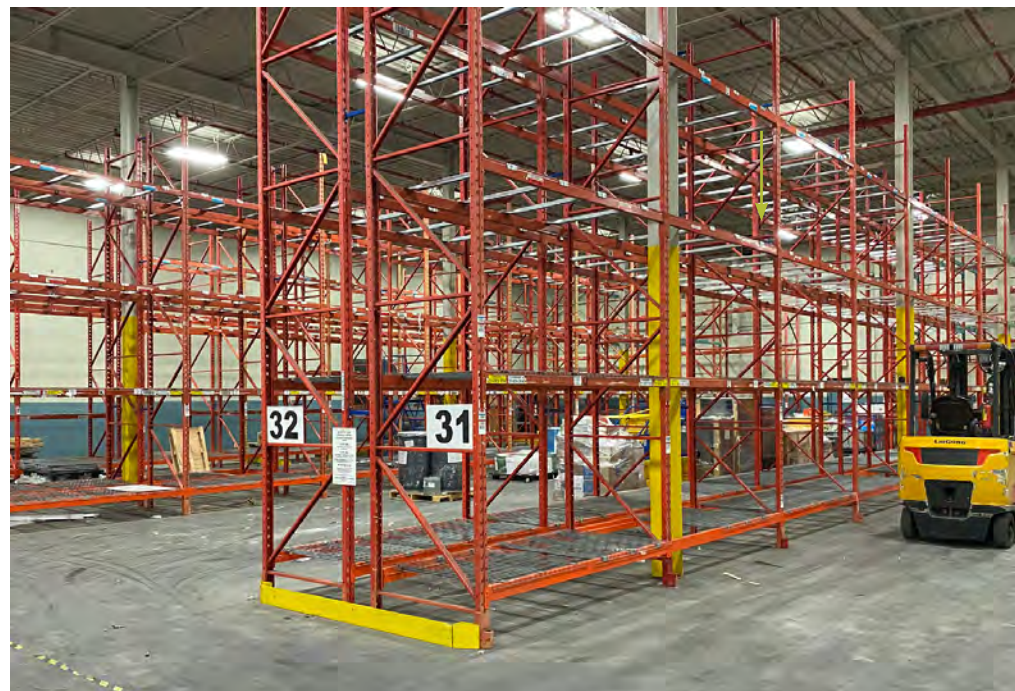
Taxes: \$47,852.40 (2022)

Asking Price: \$11,600,000

Zoning: M-2 (outside storage permitted)

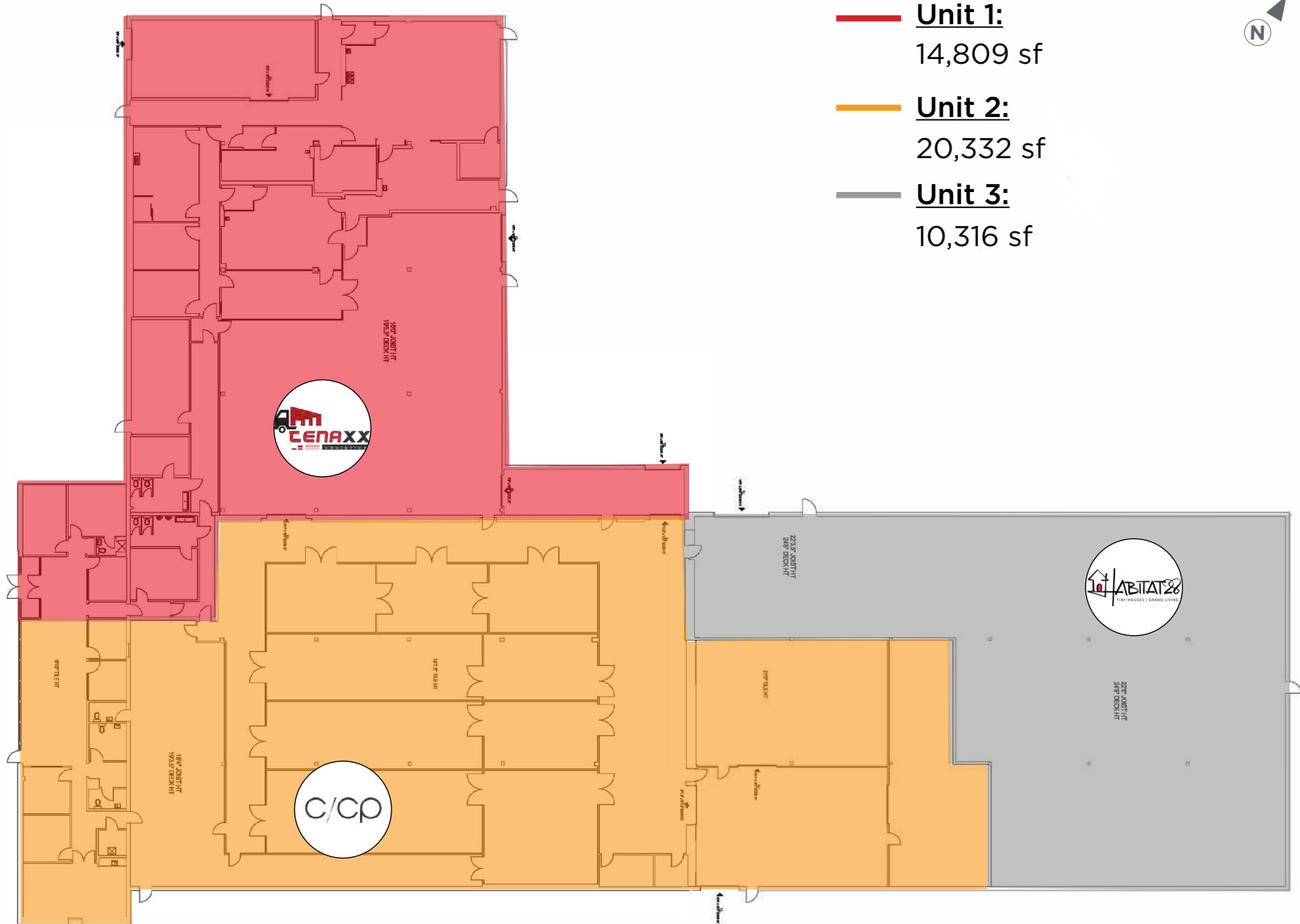
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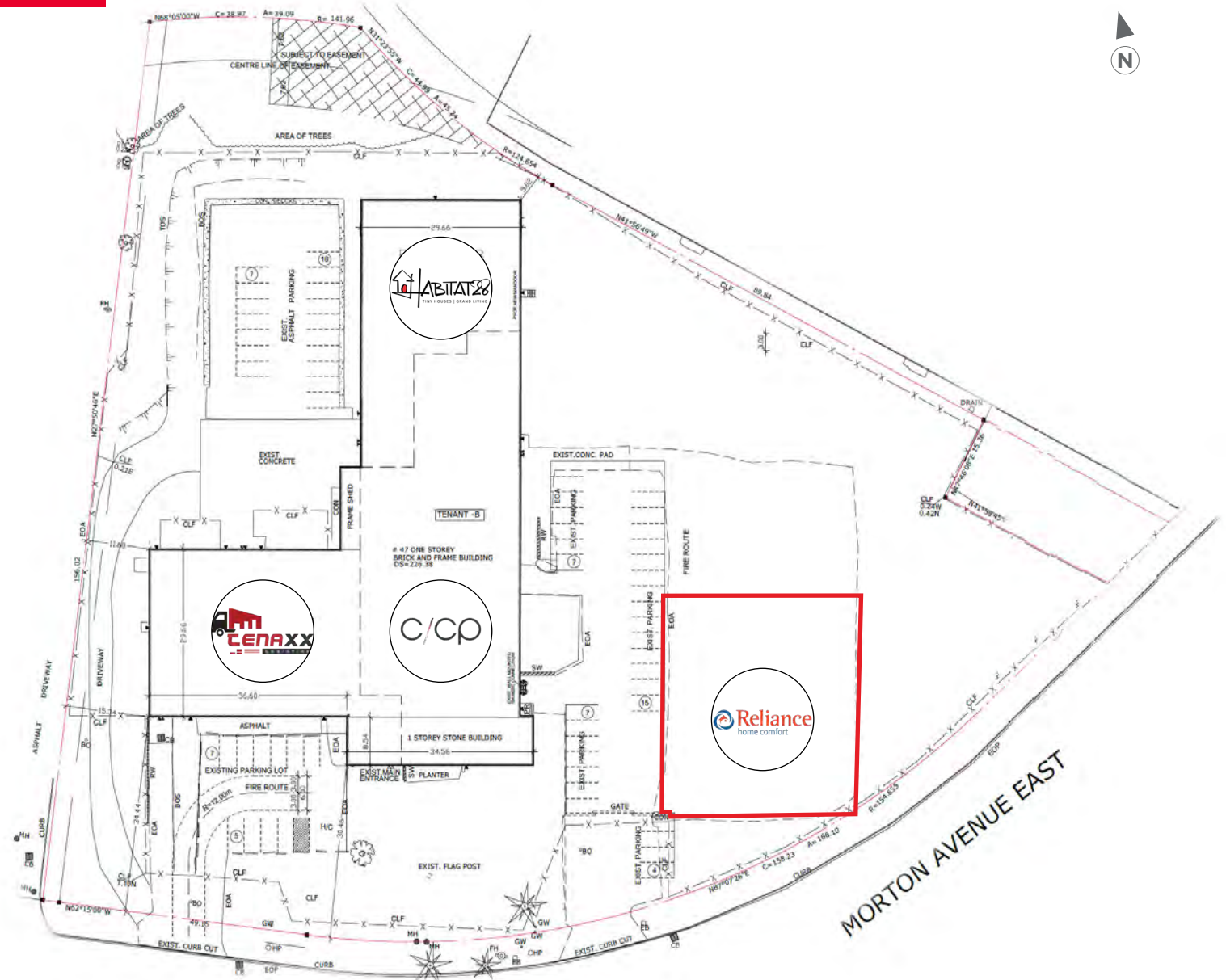
- Fully leased investment opportunity
- Well maintained, multi-tenant facility
- Renovated in 2018 & 2022
- Fully fenced & secured
- Immediate access To Hwy 403 & Wayne Gretzky Parkway interchange
- Excess land allows for future expansion or development
- The interior and exterior of the building has undergone substantial improvements
- CIM & Data Room available (*NDA required*)



FLOOR PLAN

MORTON AVENUE EAST





47 MORTON AVENUE EAST | BRANTFORD, ON

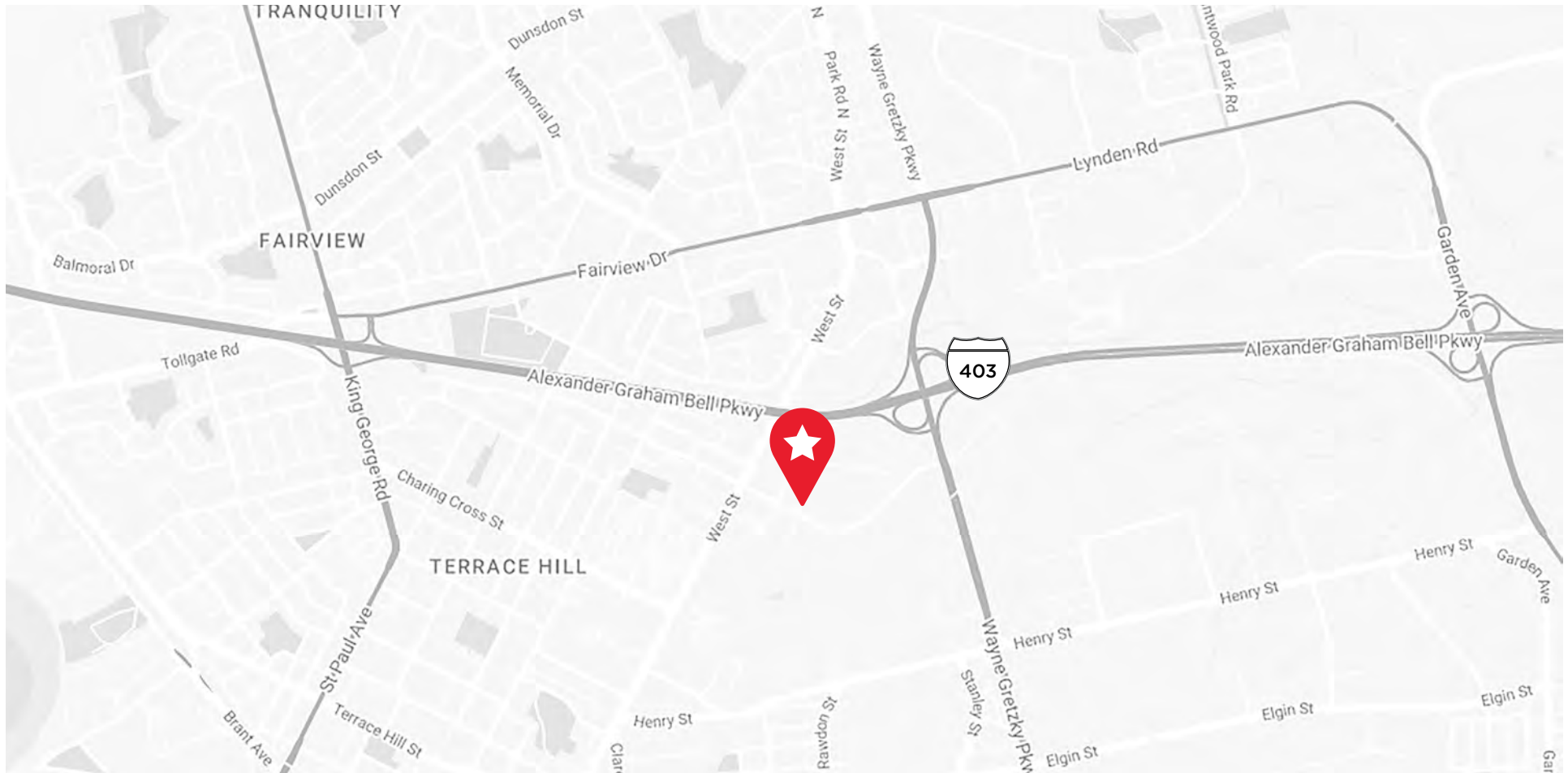
EXTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY



LOCATION MAP



DRIVE-TIME ANALYSIS



SITE



HIGHWAY 403
2 MINUTES
763 m



HIGHWAY 401
38 MINUTES
36.8 km



HIGHWAY 407
28 MINUTES
45.8 km



QEW
33 MINUTES
61.4 km

ZONING

M2

THE FOLLOWING USES ARE PERMITTED IN AN M2 ZONE:

- Industrial malls, which may permit one or more of the uses permitted by this Section
- Manufacturing uses
- Wholesale uses
- Warehouse uses
- Research uses
- Accessory caretakers' residences
- Accessory general offices
- Accessory retail sales
- Accessory used motor vehicle sales
- Accessory uses, buildings, and structures
- Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, aising, and boarding of livestock
- Automobile rental establishments
- Autobody repair shops
- Catering services
- Bus garages
- Computer, electronic or data processing establishments
- Dry cleaning establishments
- Impounding yards
- Industrial rental establishments
- Industrial service offices
- Kennels
- Liquid waste transfer stations
- Postal stations
- Printing establishment
- Private parks
- Propane storage tanks
- Public agency works yards
- Public garages
- Public storage warehouses
- Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service)
- Service industries
- Service or repair shops
- Telecommunications services
- Trade schools
- Transportation terminals
- Wayside pits or wayside quarries

PERMITTED USES

M-2 ZONE



CONTACT INFORMATION

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