

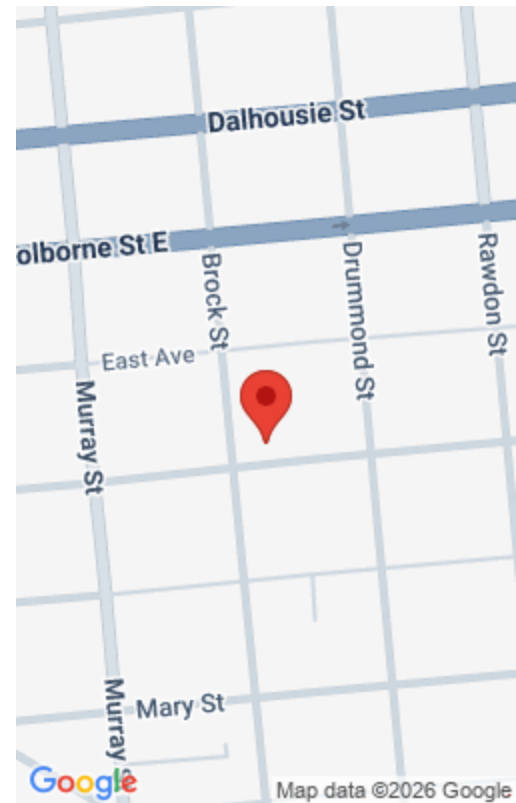
## 86 VICTORIA ST, BRANTFORD, ON N3S 3K6, CANADA

<https://www.gtarealestates.com>

Great Investment Opportunity, Have someone subsidize your mortgage or rent out both units. Legal Top And Bottom Duplex Close To Downtown Brantford, Wilfrid Laurier University, Conestoga College and Brantford Hospital. Main Floor Offers 2 Bedrooms & 1 Bathroom, With A Spacious Living Room And Walk Out Kitchen & has Exclusive Laundry Access in the Basement....

**\$499,900**

- 4 beds
- 2 baths
- Multi-family
- Multi-family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Dining room

**RoomLength1:** 3.05

**RoomDimensions1:** 3.05 m X 1.83 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.74

**RoomType3:** Living room

**RoomLength3:** 3.35

**RoomDimensions3:** 3.35 m X 3.96 m

**RoomLevel4:** Second level

**RoomWidth4:** 4.27

**RoomType5:** Bedroom

**RoomLength5:** 2.74

**RoomDimensions5:** 2.74 m X 3.65 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.66

**RoomType7:** Kitchen

**RoomLength7:** 3.66

**RoomDimensions7:** 3.66 m X 3.35 m

**RoomLevel8:** Main level

**RoomWidth8:** 4.27

**RoomType9:** Bedroom

**RoomLength9:** 2.84

**RoomDimensions9:** 2.84 m X 3.05 m

**RoomLevel1:** Second level

**RoomWidth1:** 1.83

**RoomType2:** Kitchen

**RoomLength2:** 3.05

**RoomDimensions2:** 3.05 m X 2.74 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.96

**RoomType4:** Primary Bedroom

**RoomLength4:** 3.05

**RoomDimensions4:** 3.05 m X 4.27 m

**RoomLevel5:** Second level

**RoomWidth5:** 3.65

**RoomType6:** Living room

**RoomLength6:** 4.88

**RoomDimensions6:** 4.88 m X 3.66 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.35

**RoomType8:** Primary Bedroom

**RoomLength8:** 3.35

**RoomDimensions8:** 3.35 m X 4.27 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.05

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## Location Details

**City:** Brantford

**Province:** Ontario

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## Property Details



**Levels:** 2

**Stories:** 2

**FrontageLength:** 38 ft ,6 in

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## Property Features

**Flooring:** Carpeted,Laminate

**HeatingFuel:** Natural gas

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 2

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RE/MAX COMMUNITY REALTY INC.

**Office ID:** 273193

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** None

