



Colliers

For Sale

**5,162 SF
Freestanding
Industrial on
1.28 acres**

*258 Prospect Street,
Brant, ON*

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Property Profile

Civic Address 258 Prospect Street, Brant, ON

Building Size 5,162 SF

Office 1,000 SF

Industrial Area 4,162 SF

Site Size 1.28 acres

Clear Height 15'-7"

Zoning M3

Shipping 2 Drive-in

Property Taxes \$6,790.98 (2025)

Possession Date Immediate

Asking Price \$2,700,000

Property Description

Rare 5,162 SF freestanding industrial building on 1.28 acres, with a fully gravelled rear yard featuring excess land. Excellent curb appeal on a clean, well-maintained property.

Approximately 1,000 SF of nicely finished office space, recently upgraded with new flooring and fully renovated washrooms and kitchen. Rooftop solar panels included with the property, offsetting monthly hydro costs.



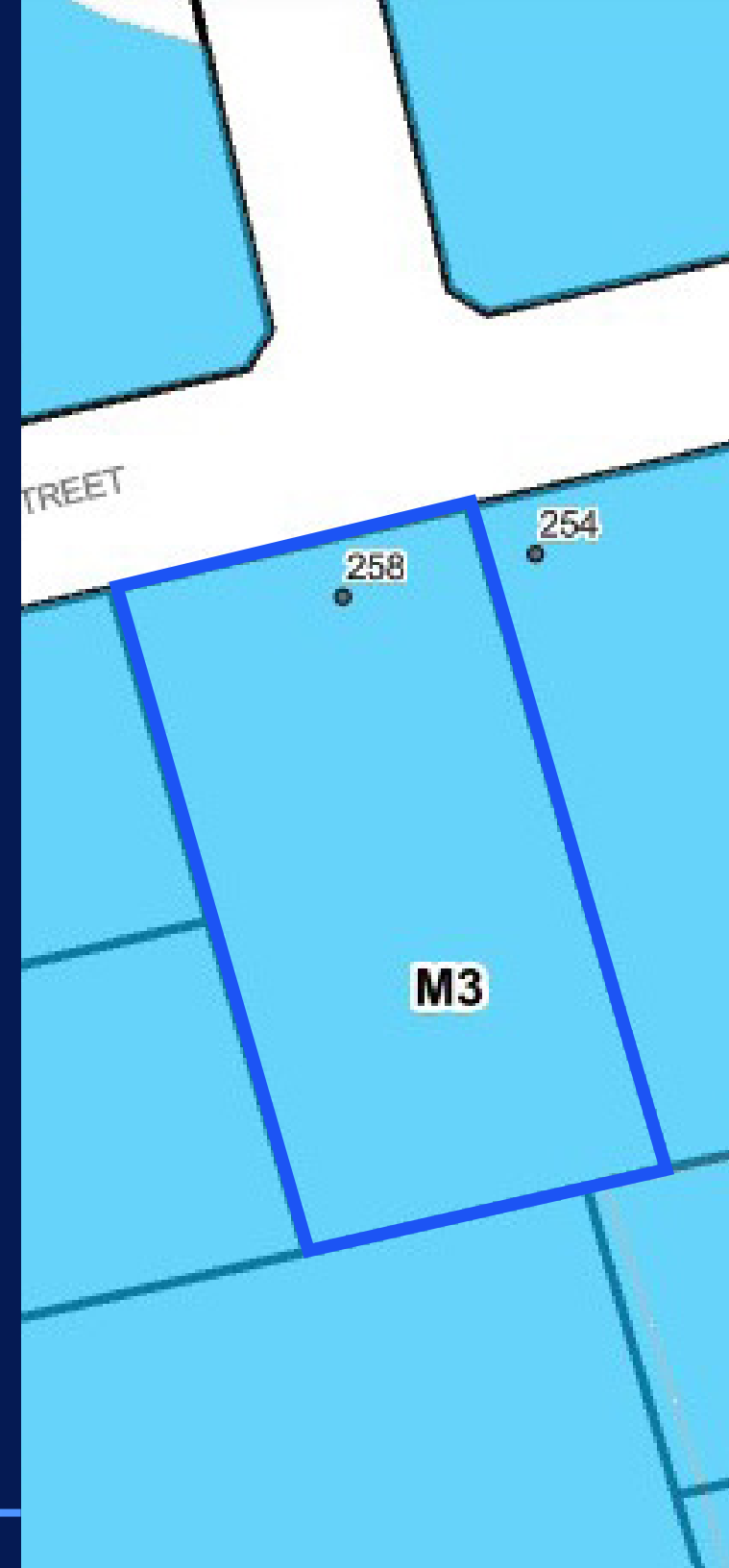
Property Photos



Zoning & Permitted Uses

M3 Zoning

- Auction Establishment
- Auto Body Shop
- Automobile Repair Garage
- Automobile Sales or Rental Establishment
- Building Supply Outlet
- Bulk Sales Establishment
- Cannabis Production and Processing
- Catering Establishment
- Chemical and Pharmaceutical Industry
- Contractor's Yard
- Dry Cleaning Establishment
- Electrical and Electronic Products Industry
- Food Processing Plant
- Impounding Yard
- Manufacturing Facility
- Mobile Refreshment Cart
- Office, Support
- Open Storage accessory to the principal use, in accordance with Section 11.4
- Paper Products Industry
- Printing Establishment
- Research and Development
- Restaurant
- Retail Store accessory to permitted use in accordance with Section 11.2
- Service and Rental Establishment
- Transport/Truck Terminal
- Warehouse, Public Self Storage
- Warehouse
- Wholesale Establishment



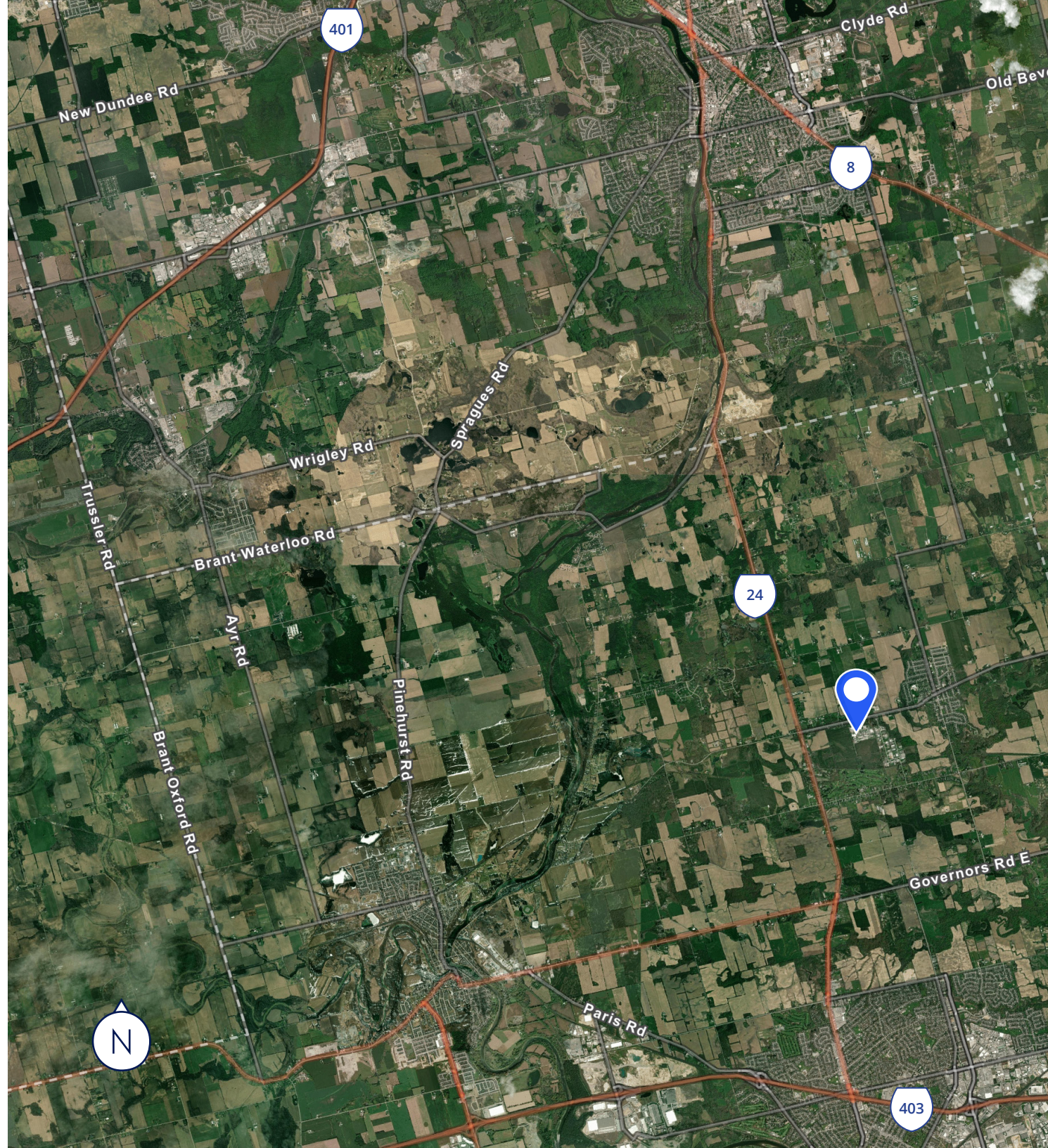
Location Map

Subject Property



Drive Times

Highway 24	1.7 km 2 min.
Highway 2	11.1 km 11 min.
Highway 401	17.1 km 25 min.
Cambridge	10.0 km 15 min.
Brantford	13.6 km 17 min.





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