

**AVISON
YOUNG**

353 St Paul Avenue

Brantford, Ontario

For Sale by Court-Appointed Receiver

INVESTMENT SUMMARY



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The Opportunity

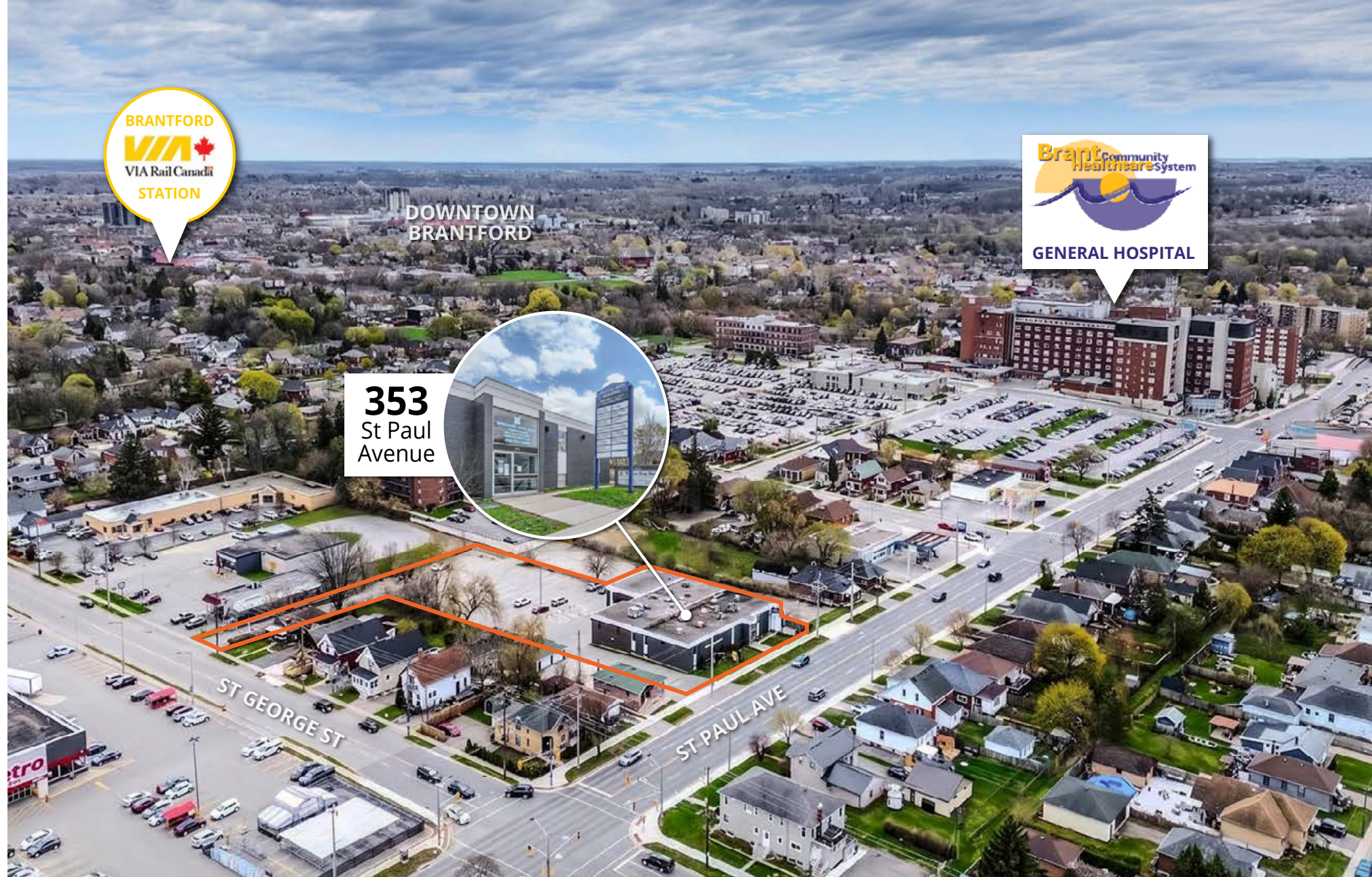
Avison Young has been retained by Bricks Damiani Inc., in its capacity as Court-appointed Receiver, to advise on and manage the sale of 353 St. Paul Ave, Brantford, Ontario (the "Property"). This offering presents investors or owner-users to acquire a 16,690 sf, two-storey medical office building on a 1.38 acre site. The Property is currently 14% occupied to two tenants and includes ~ 95 surface parking spaces.

The Property is situated within 350 metres of Brantford General Hospital, a 299-bed acute care facility, which makes the Property an ideal location for a medical-office-clinic location, as it is in the core of the city's established medical corridor.

The City of Brantford provides its residents with excellent connectivity with various modes of transportation including its own transit system, multiple highways, passenger and freight railway service on CN's Quebec-Toronto-Windsor line, GO Bus service connecting to Hamilton and the GTA, and the Brantford Municipal Airport connecting residents to both national and international markets.

The Property is being sold on an "as is, where is" basis, and all sales are subject to Court approval.

Price: \$3,150,000



Property Details

Building Area ~16,690 sf	Occupancy 14%	Site Area 1.38 acres
Parking ~ 95 Surface Spaces	Official Plan Strategic Growth Areas	Zoning IC-PP
Number of Tenants 2	Asking Price \$3,150,000	



353
St Paul
Avenue



HWY 403

1km
Radius

3km
Radius

GENERAL HOSPITAL

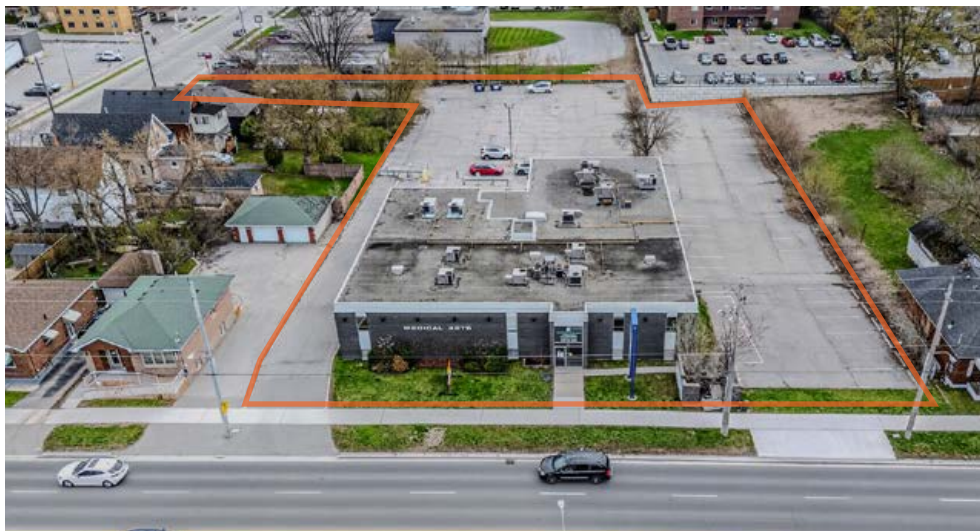
BRANTFORD

STATION

**DOWNTOWN
BRANTFORD**

**BRANTFORD COMMONS
SOUTH**

2025 Area Demographics	Within 1 Km	Within 3 Km	Within 5 Km
2025 Total Population	8,302	58,489	111,289
2030 Projected Population	8,642	63,589	121,150
2025-2030 Projected Growth	4.1%	8.7%	8.9%
Average Household Income	\$103,681	\$102,445	\$112,741
Median Age	41.1	39.8	39.4
Number of Households	3,488	24,124	43,200
Average Household Size	2.34	2.40	2.54



353

St Paul Avenue

Brantford, ON



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