



# 234 Henry Street

Brantford, ON

## FOR LEASE

**COMMERCIAL RETAIL CENTRE  
1,500SF – 50,000SF**

## Occupancy 1st Quarter 2027

**Close to high traffic intersection with approximately 81,500 vehicles per day!  
Minutes from multiple residential neighbourhoods.**

**This location is surrounded by many notable National co-tenants such as:  
Leon's, Starbucks, RONA, Michaels, etc.**

# VICANO

# REMAX

COMMERCIAL

***Ed Doucet, Broker***

[www.eddoucet.com](http://www.eddoucet.com)

**519-753-4663 | [ED@DOUCETGROUP.CA](mailto:ED@DOUCETGROUP.CA)**

# 234 Henry Street, Brantford – Leasing Plan



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Approximately 81,500 vehicles travelling through the closest major intersection of Wayne Gretzky Parkway and Henry Street, ensures guaranteed high visibility.

October 2025 - Annualized Traffic Counts Intersection of Wayne Gretzky & Henry Street.

North Approach 27,257 vehicles  
East Approach 17,013 vehicles

South Approach 23,924 vehicles  
West Approach 13,268 vehicles

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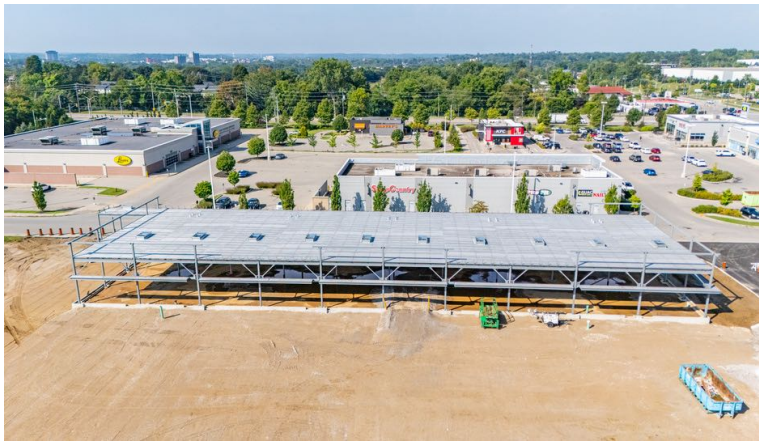


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# 234 Henry Street, Brantford – ZONING

## *MCC-5 Major Commerical Centre*

- Alternative health care
- Art gallery
- Automobile repair garage
- Automobile sales establishment
- Automobile supply store
- Bakery
- Banquet hall
- Bar
- Brewing on premises establishment
- Building supply centre
- Catering service establishment
- Child care centre
- Commercial parking area
- Commercial school
- Crisis residence
- Drive through
- Elementary school
- Farmers' Market
- Financial institution
- Funeral homes
- Grocery Store
- Home improvement centre
- Hotel
- Library
- Medical clinic
- Microbrewery
- Museum
- Neighbourhood convenience store
- Nursery garden centre
- Office, general
- Office, medical
- Personal service
- Pharmacy
- Place of assembly
- Place of entertainment/recreation
- Place of worship
- Post-secondary school
- Printing establishment
- Private park
- Public transit facility
- Research use
- Restaurant
- Retail store
- Service or repair shop
- Shopping Centre
- Studio
- Taxi establishment
- Theatre
- Veterinary clinic

**Exception - 5:**  
**Automobile gas bar**



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