



**BLAIR
BLANCHARD
STAPLETON**

LIMITED, REAL ESTATE BROKERAGE



1505 WILSON STREET WEST

ANCASTER, ONTARIO



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A hole-in-one investment opportunity.

Dream active lifestyle & nature enthusiast potential development site of approximately 212 acres in picturesque Town of Ancaster. This stunning property is currently home to an approximately 100-acre 27-hole golf course tenant with a modern clubhouse, driving range, and substantial junior program.

The remaining property remains a blank canvas with a variety of permitted uses, including approximately 7 acres prestige business park, approximately 70 acres of conservation land and approximately 35 acres of open space ideal for passive recreation or golf course expansion.

1505 Wilson Street West's proximity to the Town of Ancaster makes this property a staple to the area with many possibilities to create a cornerstone of an already prosperous community.

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PROPERTY DETAILS

Property Size	212 Acres (approx.)
Asking Price	\$18,875,000
Property Taxes (2022)	\$30,203.21
Cross Street	Trinity Rd. /Tradewind Dr.
Lot Frontage	284.85'
Nearest Highway	403 (between two exits)
Zoning	M3 Exp. 378; P4; P6; P7
Services	At Street Front

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ZONING

*The below uses are highlighted to potentially complement the landscape.
For more permitted uses, click the links to the individual zoning pages.*

PRESTIGE BUSINESS PARK (M3 EXP. 378 ZONE)

Conference or Convention Centre
Hotel

See more [M3 zoning uses](#) & [Exception](#) (please refer to page 253 for Exception #378).

OPEN SPACE (P4 ZONE)

Botanical Gardens
Community Garden
Conservation
Golf Course (excluding mini-golf)
Nature Centres
Recreation
Seasonal Campground
Urban Farm

See more [P4 zoning uses](#)

CONSERVATION /HAZARD LAND RURAL (P6 & P7 ZONES)

Agriculture
Conservation
Flood and Erosion Control Facilities
Recreation, Passive

See more [P6](#) & [P7](#) Uses

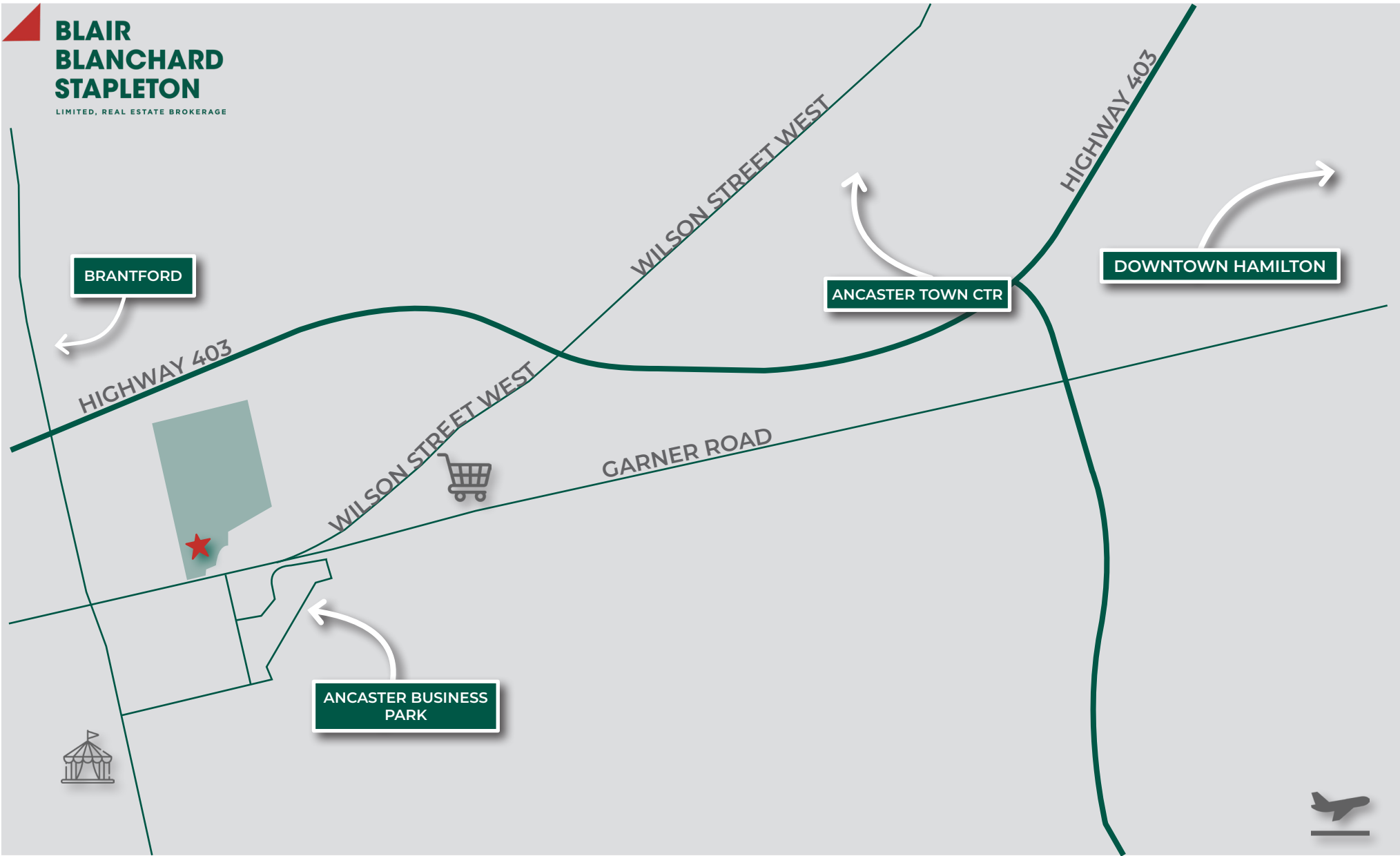
[Zoning Resources: City of Hamilton](#)

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 **1505 Wilson Street West, Ancaster, ON**

 **13.5 km** to John C Munro International Airport



1.2 km to Ancaster Fairgrounds




1.7 km to Major Commercial Centre (*Walmart, Canadian Tire, RONA, Longos, Starbucks, GoodLife, & more*)




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