

BLAIR BLANCHARD STAPLETON INDUSTRIAL CONDO UNIT FOR LEASE

LIMITED, REAL ESTATE BROKERAGE

BBSREALTY.COM

\$18.00psf

NET LEASE RATE

\$810.58 + HST

MONTHLY CONDO FEE

\$9,504.65

ANNUAL TAXES (2024)

2,140

SQUARE FOOT UNIT



1042 Garner Road, Unit A8, Ancaster, ON

Small industrial condominium unit for lease in the Garner Square development. One 10' x 10' drive-in door. Air conditioned unit with great natural light. Excellent parking. Minutes to Highway 403 and commercial amenities. Public transit nearby. Total unit size: 2,140 sf; first floor: 1,390 sf and second floor: 750 sf.

Drew Blair

Broker of Record

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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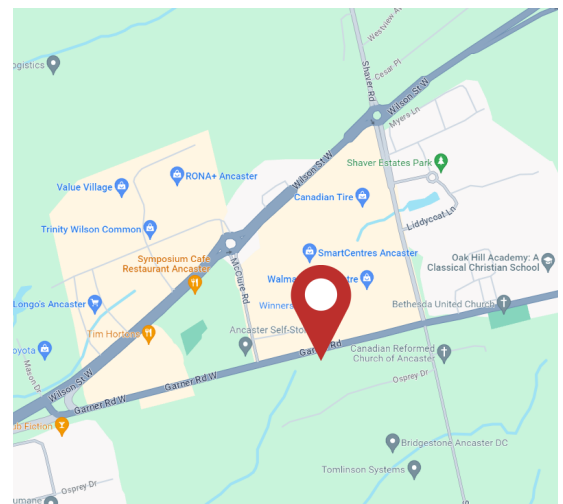


PROPERTY DETAILS

NET LEASE RATE	\$18.00 psf
MONTHLY CONDO FEE	\$810.58 + HST
ANNUAL TAXES (2024)	\$9,504.65
TOTAL UNIT SIZE	2,140 sf
FIRST FLOOR SIZE	1,390 sf
SECOND FLOOR SIZE	750 sf
CLEAR HEIGHT	20'
DRIVE-IN DOOR	(1) 10' x 10'
PARKING	SURFACE
POSSESSION	IMMEDIATE
POWER	575V; 100A
ZONING	M3 Exp. 376, 678,771

PROPERTY DETAILS

- Small industrial condo unit for lease in Ancaster
- Ideal location with access to HSR public transit with access to Hamilton Mountain via Garner Road
- One 10' x 10' shipping door and 20' clear height



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