

BLAIR BLANCHARD INDUSTRIAL CONDO STAPLETON UNIT FOR SALE

LIMITED, REAL ESTATE BROKERAGE

BBSREALTY.COM

\$835,000

ASKING PRICE

\$810.58 + HST

MONTHLY CONDO FEE

\$9,504.65

ANNUAL TAXES (2024)

2,140

SQUARE FEET



1042 Garner Road, Unit A8, Ancaster, ON

Small industrial condominium unit for sale in the Garner Square development. One 10' x 10' drive-in door. Unit air conditioned. Great natural light. Excellent parking. Minutes to Hwy 403 and commercial amenities. Public transit nearby.

Drew Blair

Broker of Record

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INDUSTRIAL CONDO UNIT FOR LEASE

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.

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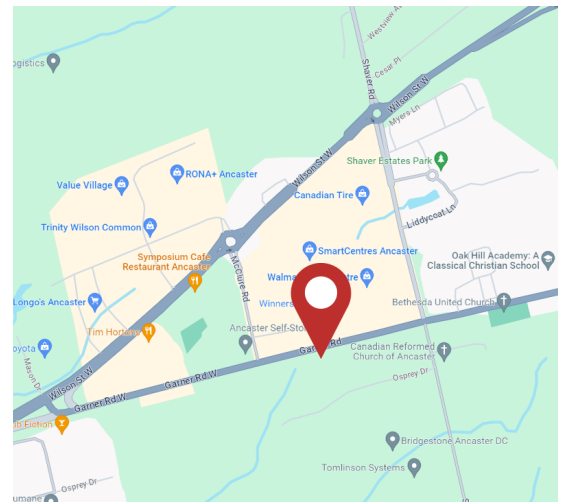


PROPERTY DETAILS

ASKING PRICE	\$835,000.00
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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