

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL CONDO UNIT FOR LEASE

BBSREALTY.COM

\$17.00PSF

NET LEASE RATE

\$826.79+HST

MONTHLY CONDO FEE

\$10,000.00/YR

APPROX. TAXES (2024)

2,194

SQUARE FEET



1042 Garner Road, Unit A6, Ancaster, ON

Small industrial condominium unit for lease in the Garner Square development of Ancaster; One 10' x 10' drive-in door with automatic opener; Unit air conditioned; Plentiful natural light; Excellent parking; Minutes to Hwy 403 and commercial amenities; Public transit nearby.

Drew Blair

Broker of Record

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Sales Representative

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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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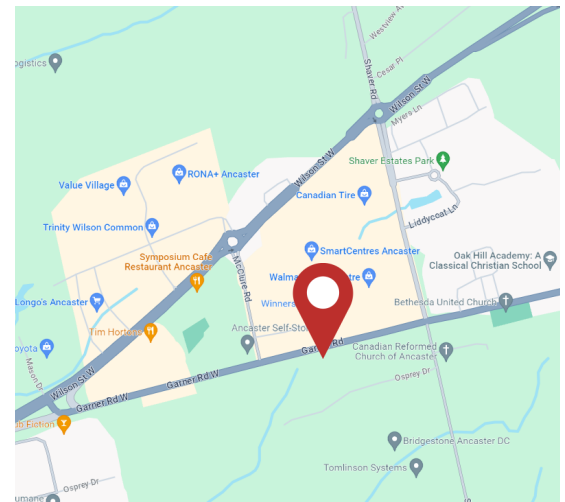


PROPERTY DETAILS

NET LEASE RATE	\$17.00 psf
MONTHLY CONDO FEE	\$826.79 + HST
APPROX. TAXES (2024)	\$10,000.00/year
TOTAL UNIT SIZE	2,194 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
- One 10' x 10' shipping door and 20' clear height
- Ideal location with access to HSR public transit with access to Hamilton Mountain via Garner Road



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