

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MIXED USE CONDOMINIUM UNIT FOR SALE

BBSREALTY.COM

**\$499,000**

ASKING PRICE

**\$1,075.15/MO**  
COMMON FEES (2025)  
INCLUDING TAX

**\$9,116.61**  
TAXES (2025)

**1,269**  
SQUARE FEET



## 1040 Garner Road West, Unit C104, Ancaster, ON

Ancaster ground floor condominium unit available for sale! Are you looking for a home for your business in Ancaster? This development has easy access to/from old Ancaster, but is a quick drive to the highway, taking you to downtown, the Hamilton Mountain or Brantford. It is also just down the road from the Ancaster Business Park and the Ancaster SmartCentres providing additional convenience for clients and employee access and amenities. This development has plentiful parking available, as well as transit near the entrance of the development. The unit is fully cooled and allows purchaser flexibility of buildout for their desired configuration. Uses vary from office, restaurant, children play-gym, to surveying, engineering, planning or design business, personal services and more.

### Andrew Patrick Blair

Broker of Record

Office: 905.529.5900 Ext. 225

Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

### Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213

Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)



#### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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.

# MIXED USE CONDOMINIUM UNIT FOR SALE

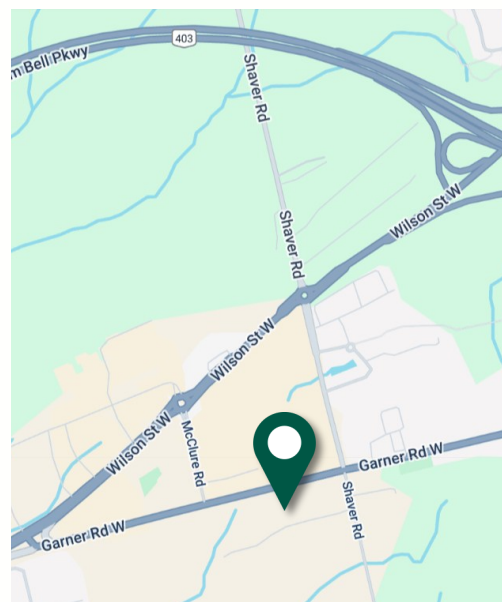
Ancaster ground floor condominium unit available for sale! Are you looking for a home for your business in Ancaster? This development has easy access to/from old Ancaster, but is a quick drive to the highway, taking you to downtown, the Hamilton Mountain or Brantford.



## PROPERTY DETAILS

|                |                       |
|----------------|-----------------------|
| CEILING HEIGHT | 12'                   |
| CONDO CORP #   | WSCP 622              |
| LEVELS         | 1                     |
| PARKING        | surface               |
| ZONING         | M3 Exp. 376, 678, 771 |

- Just down the road from the Ancaster Business Park and the Ancaster SmartCentres providing additional convenience for clients and employee access and amenities.
- This development has plentiful parking available, as well as transit near the entrance of the development.
- The unit is fully cooled and allows purchaser flexibility of buildout for their desired configuration.
- Uses vary from office, restaurant, children play-gym, to surveying, engineering, planning or design business, personal services and more.



**Andrew Patrick Blair**

Broker of Record

Office: 905.529.5900 Ext. 225

Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**

Sales Representative

Office: 905.529.5900 Ext. 213

Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)

## HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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.