

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE CONDOMINIUM UNIT FOR LEASE

BBSREALTY.COM

\$22.95 PSF
NET LEASE RATE

\$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 unit available for lease! 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 tenants 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

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Alexandra Blair

Sales Representative

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HAMILTON OFFICE

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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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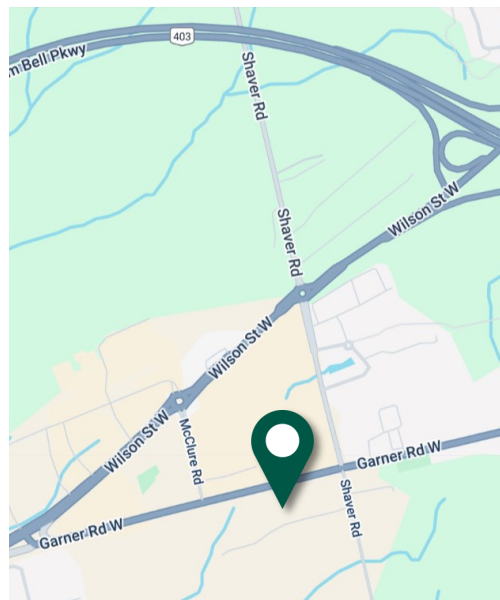
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PROPERTY DETAILS

CEILING HEIGHT	12'
CONDO CORP #	WSCP 622
LEVELS	1
PARKING	surface
ZONING	M2 Exp. 376, 678, 771

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