

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE SUITE FOR LEASE

BBSREALTY.COM

**\$6,000.00/MO**  
GROSS LEASE RATE

**670**  
SQUARE FEET



### 326 Wilson Street East, North Suite, Ancaster, ON

Luxury Medical/Wellness suite that Ancaster has been waiting for, now available for lease in the heart of Historic Ancaster Village, at the corner of Wilson & Church streets! This location is a must see for those looking for a luxury suite, while also appreciating a thoughtful buildout in the medical and wellness field.

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#### 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.



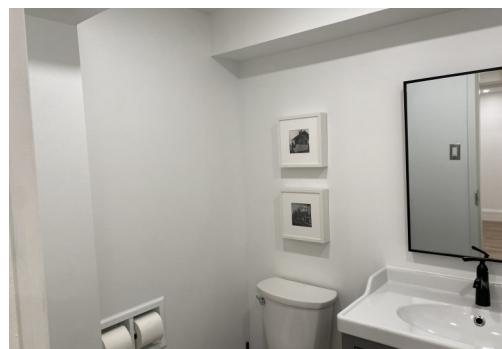
# OFFICE SUITE FOR LEASE

Enter this AODA compliant premise by way of gentle winterized (heated) ramp into a light-filled common-area foyer with an open-concept waiting room, a universal washroom and a second washroom. Fresh air intake, filtration and circulation run continuously throughout the building to provide the cleanest atmosphere possible.



UNIT DETAILS	
CEILING HEIGHT	7'6"
OFFICE	100%
PARKING	(2) surface & pay lot
WASHROOMS	(2)
ZONING	C5a Exception 570

- Suite has 5 comfortable sized office / treatment rooms, each with sinks and cabinetry already installed
- Two of the larger rooms can easily be modified into 3 rooms if desired
- Abundant light fills the Suite, with fully functioning windows thoughtfully placed for natural light while considering the need for privacy
- The suite size excludes the shared common waiting room and washrooms, while providing future opportunity to grow into the area south of the entrance foyer
- Some parking is available behind the building, as well as a municipal lot conveniently located right next door
- The tenant is responsible for own in-suite garbage and cleaning as well as telecommunications provided through existing Fibre infrastructure



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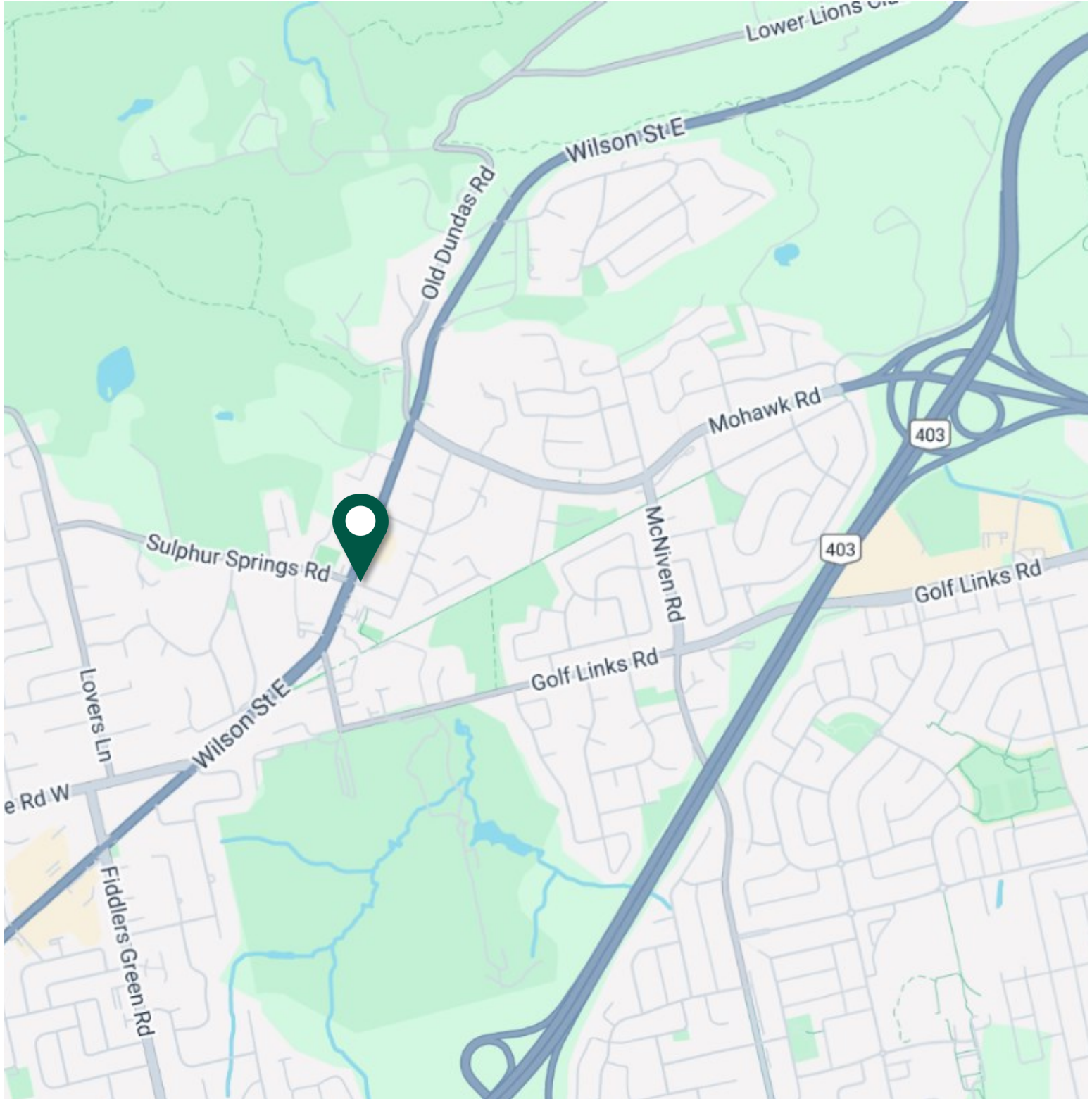
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