

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL / OFFICE UNIT FOR LEASE

BBSREALTY.COM



**\$24.95 PSF**  
NET LEASE RATE

**\$9.80 PSF**  
T.M.I. (2026)

**3,100**  
SQUARE FEET

## 1242 Garner Road West, Unit 6, Ancaster, ON

Situate your business in the highly demanded town of Ancaster, at 1242 Garner Road West. The property is just off of Wilson St W, benefitting from high visibility, great access from the main corridor, and lots of parking. Inside, the unit boasts over 3,100 sq ft of a mix of open concept and private rooms, with many water rough-ins already available. There are also multiple signage opportunities. The property has flexible zoning ranging from medical office, personal service, to retail, and more. Highway 403, connecting to the LINC, is just minutes down the road, both east and west of the property, bringing you within great proximity to the surrounding Hamilton area, for the ease of your clients/employees. Transit is also a short walk away. Don't miss this opportunity to secure a spot for your business in Ancaster!

**Andrew Patrick Blair**  
Broker

Office: 905.529.5900 x 225  
Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**  
Sales Representative

Office: 905.529.5900 x 213  
Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)



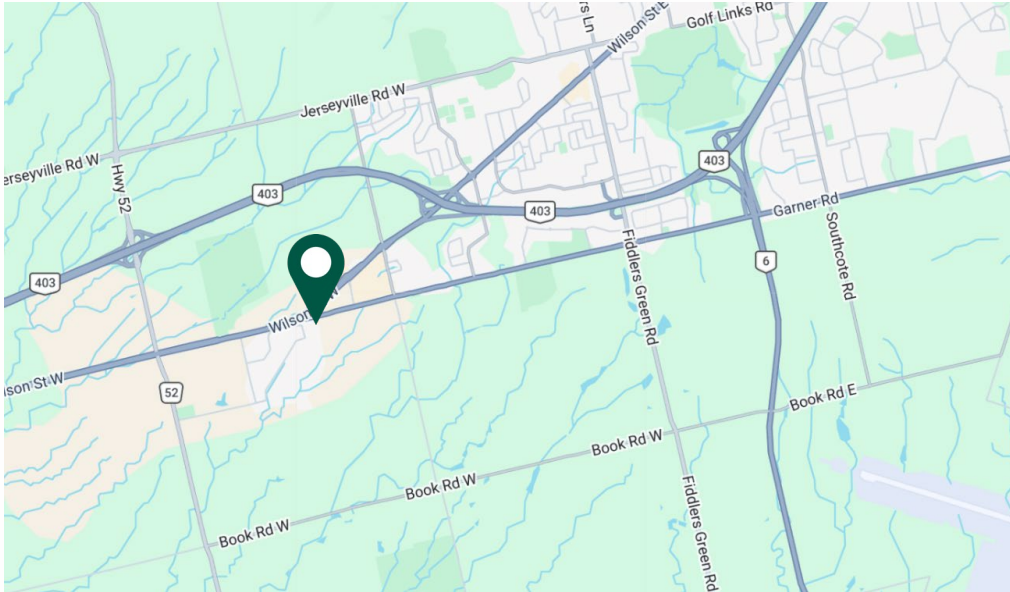
### HAMILTON MAIN OFFICE

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.

# RETAIL / OFFICE UNIT FOR LEASE

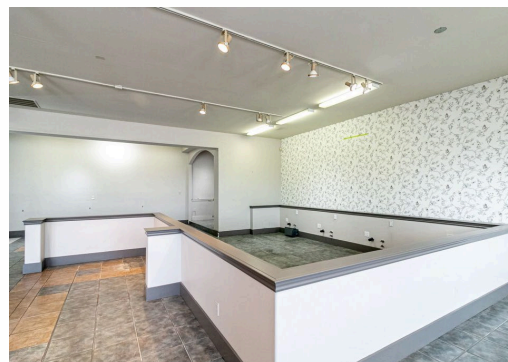
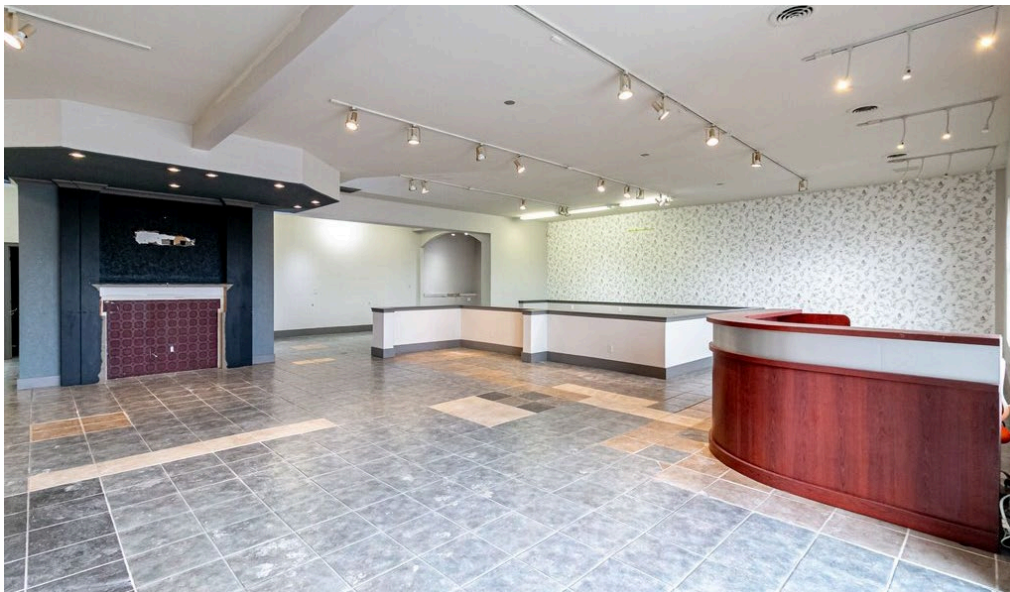
Situate your business in the highly demanded town of Ancaster, at 1242 Garner Road West. The property is just off of Wilson St W, benefitting from high visibility, great access from the main corridor, and lots of parking. Don't miss this opportunity to secure a spot for your business in Ancaster!



## DETAILS

LEVELS	1
WASHROOMS	1
ZONING	M4 Exp. 678

- Inside, the unit boasts over 3,100 sq ft of a mix of open concept and private rooms, with many water rough-ins already available
- There are also multiple signage opportunities
- The property has flexible zoning ranging from medical office, personal service, to retail, and more
- Highway 403, connecting to the LINC, is just minutes down the road, both east and west of the property, bringing you within great proximity to the surrounding Hamilton area, for the ease of your clients/employees
- Transit is also a short walk away



## HAMILTON MAIN 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 this 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.