

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL LAND FOR SALE

BBSREALTY.COM

\$5,400,000

ASKING PRICE

\$2,881.59

TAXES (2025)

10.042

ACRES

M11

ZONING

957 Smith Road, Hamilton, ON

Rare opportunity to acquire over 10 acres of M11-zoned industrial land in the highly desirable Ancaster business corridor. 957 Smith Road offers excellent connectivity with quick access to Highway 403, the Lincoln M. Alexander Parkway, and close proximity to John C. Munro Hamilton International Airport.

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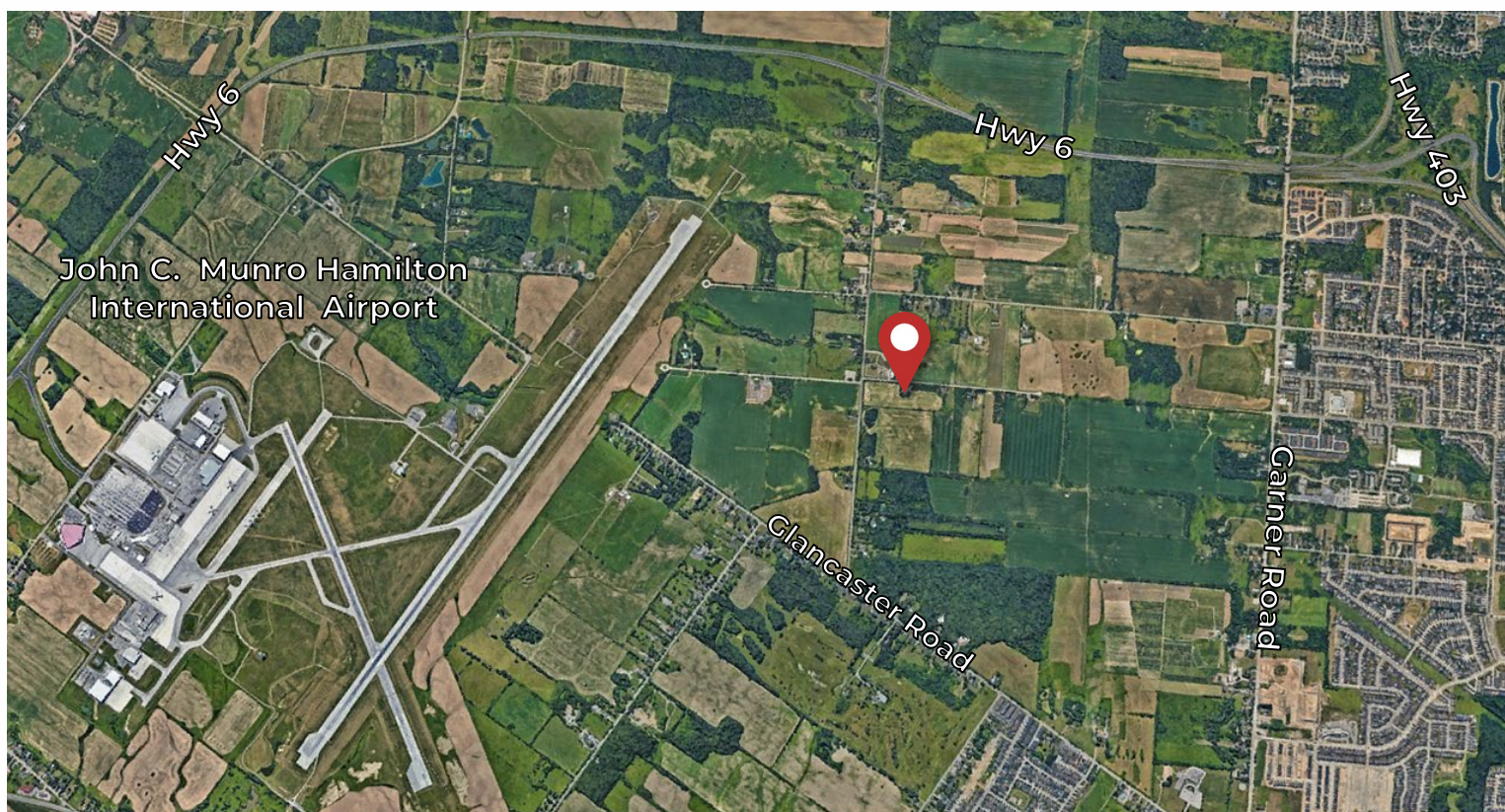
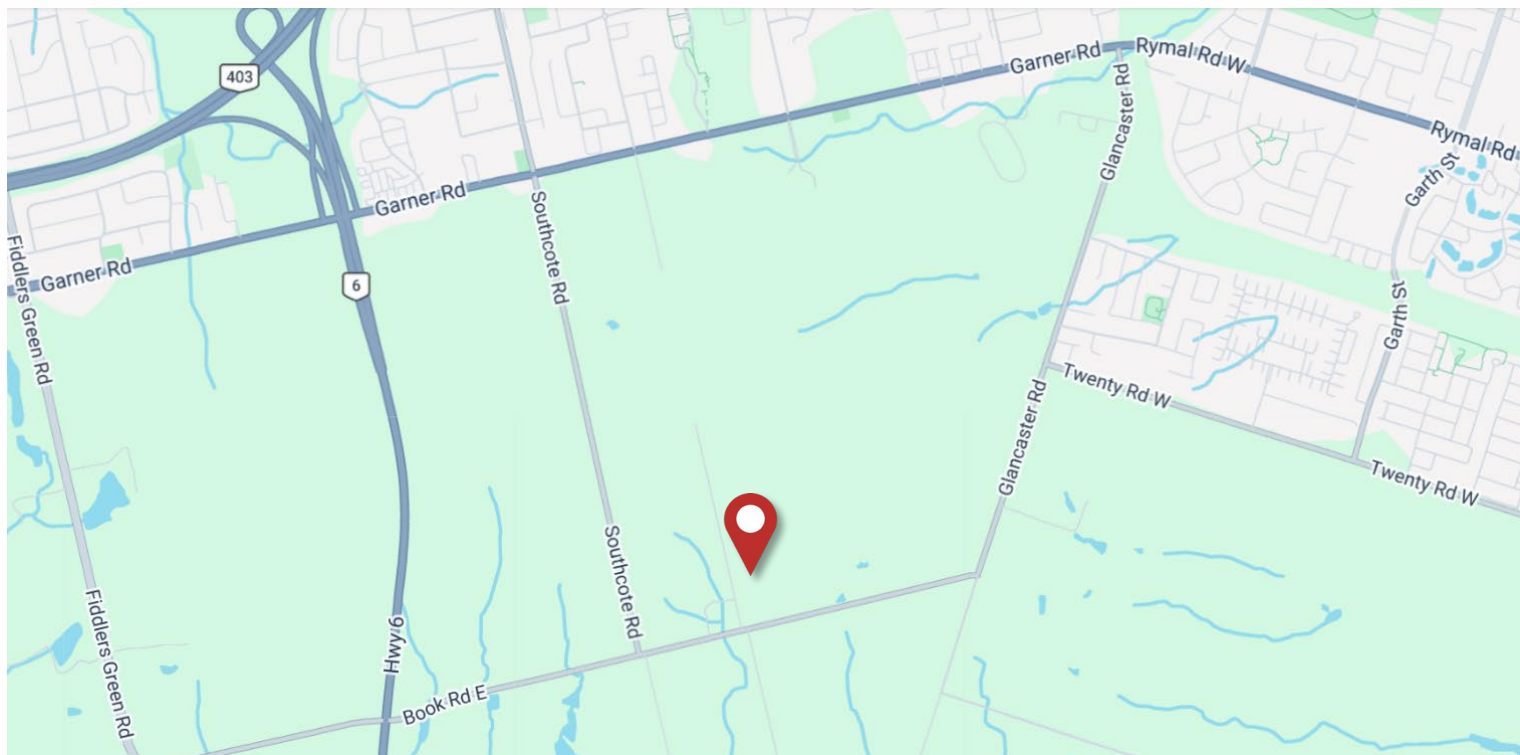
HAMILTON MAIN OFFICE

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

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INDUSTRIAL LAND FOR SALE

Located in a rapidly growing industrial node, this is a prime opportunity for owner-users and investors seeking scale, flexibility, and long-term upside.



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INDUSTRIAL LAND FOR SALE

Approximately 8 acres of the property are currently farmable, providing potential for interim agricultural income. The site also includes an existing 2,000 SF residential dwelling with a finished basement in-law suite, offering additional holding income while future development plans are pursued.



PROPERTY DETAILS

LOT SIZE	10.042 acres
SERVICES	electricity
SITE PLAN APPROVAL	no
SOIL TEST	no
SEWERS	septic
WATER SOURCE	well
ZONING	M11

RESIDENCE DETAILS

BATHROOMS	2
BEDROOMS	3
HVAC	oil
IN-LAW SUITE	yes
KITCHENS	2
SIZE	2000 sf



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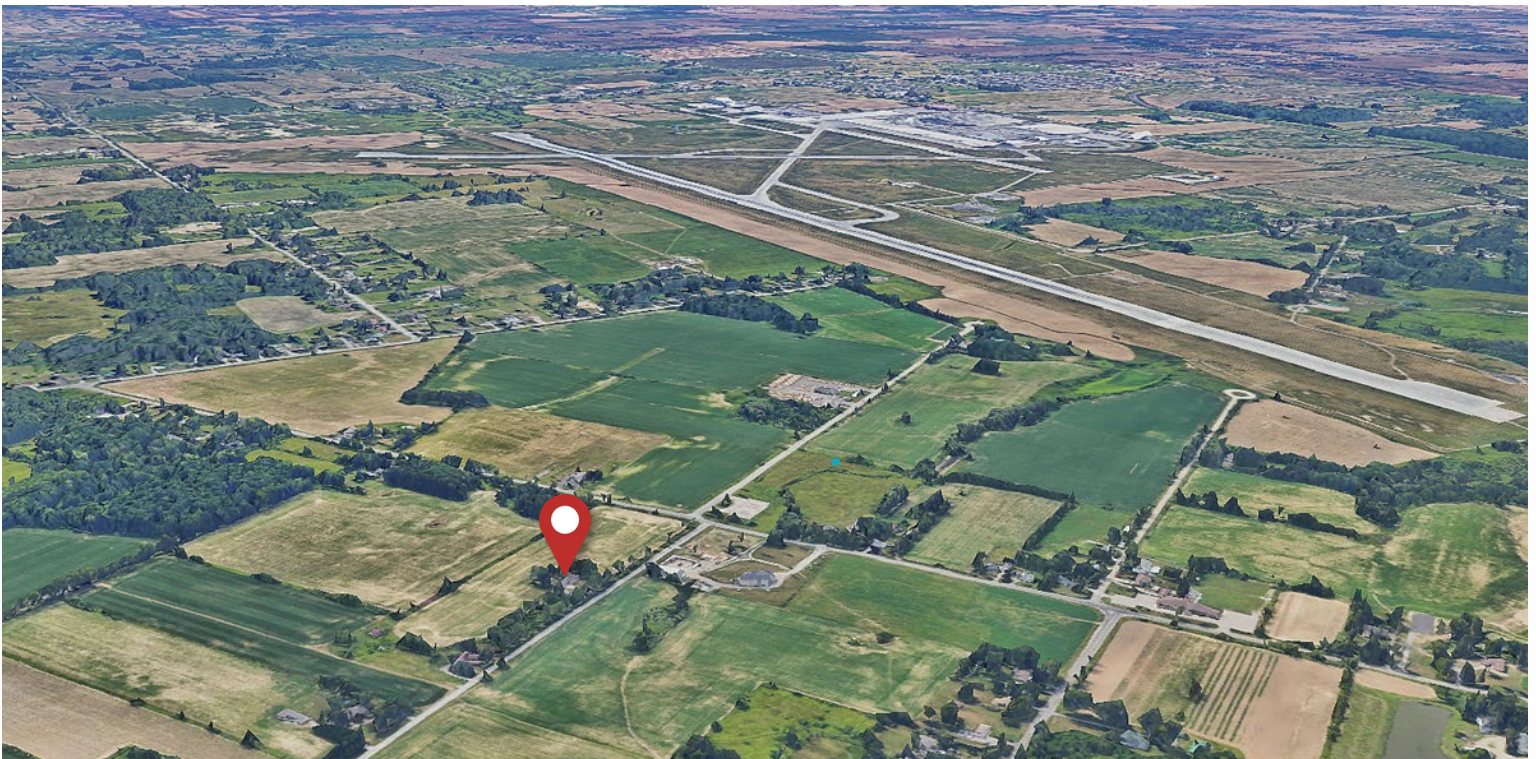
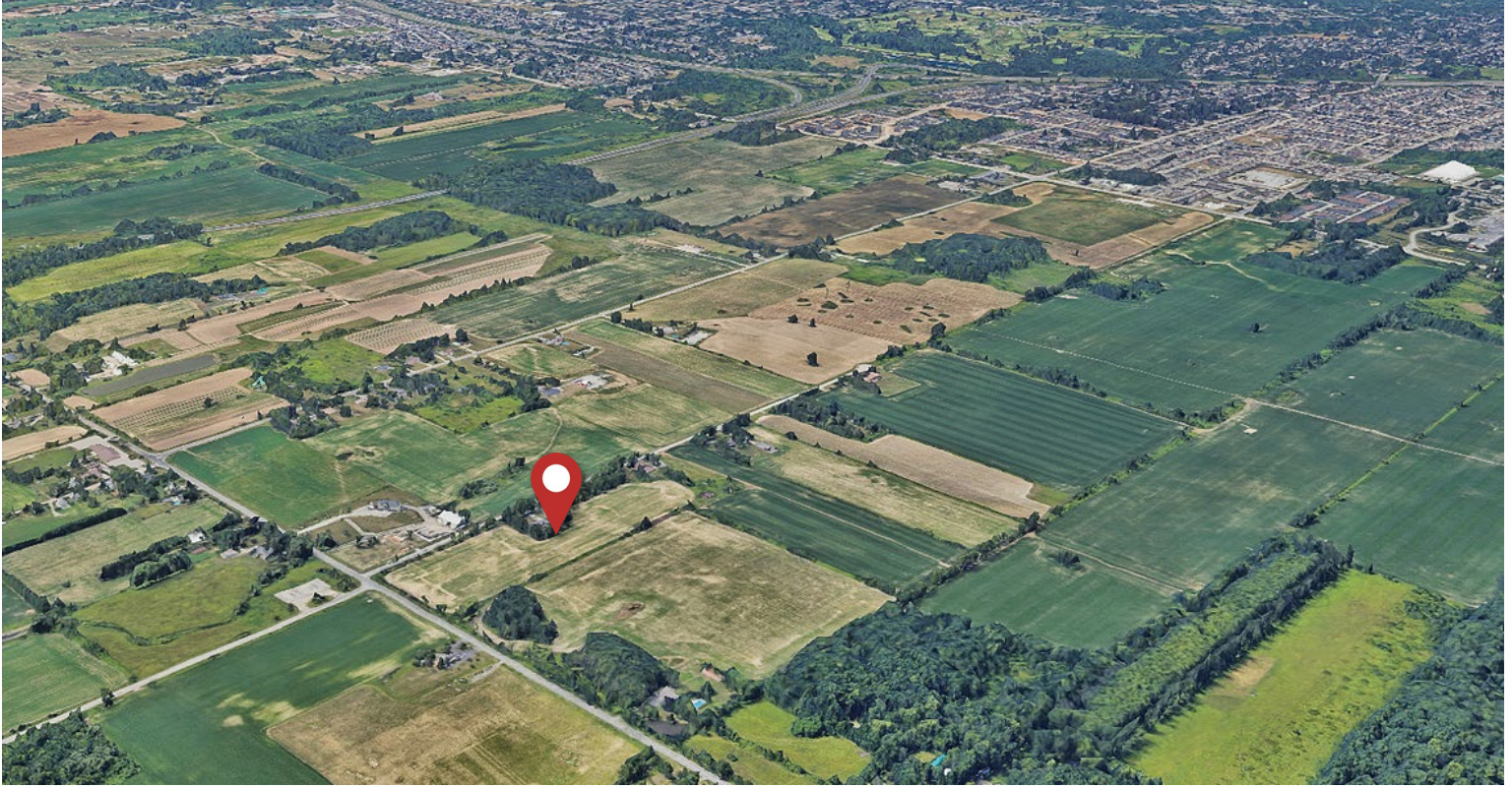
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INDUSTRIAL LAND FOR SALE

The property is otherwise raw land, providing a blank canvas for users and developers to design and build to their exact needs. M11 zoning permits a wide range of industrial and employment uses, including outdoor storage, making it well suited for contractors, logistics, and service-based businesses.

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