

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL PROPERTY FOR SALE

BBSREALTY.COM

\$3,800,000
ASKING PRICE



574 Shaver Road, Ancaster, ON

DETAILS

LOT SIZE	1.223 acres
LOT FRONT	196.87'
BUILDING SIZE	9,600 sf
INDUSTRIAL SPACE	8,600 sf
OFFICE SPACE	1,000 sf
TAXES (2026)	~\$25,000

CLEAR HEIGHT	12'
DRIVE-IN DOORS	(2) 10' x 12'
POWER	3 phase, 120/240V, 200A
TOWER INCOME	\$1,200 / mo
WASHROOMS	3
ZONING	M3

Gary D. Stapleton
Broker

Office: 905.529.5900 x 227

Email: stapleton@bbsrealty.com



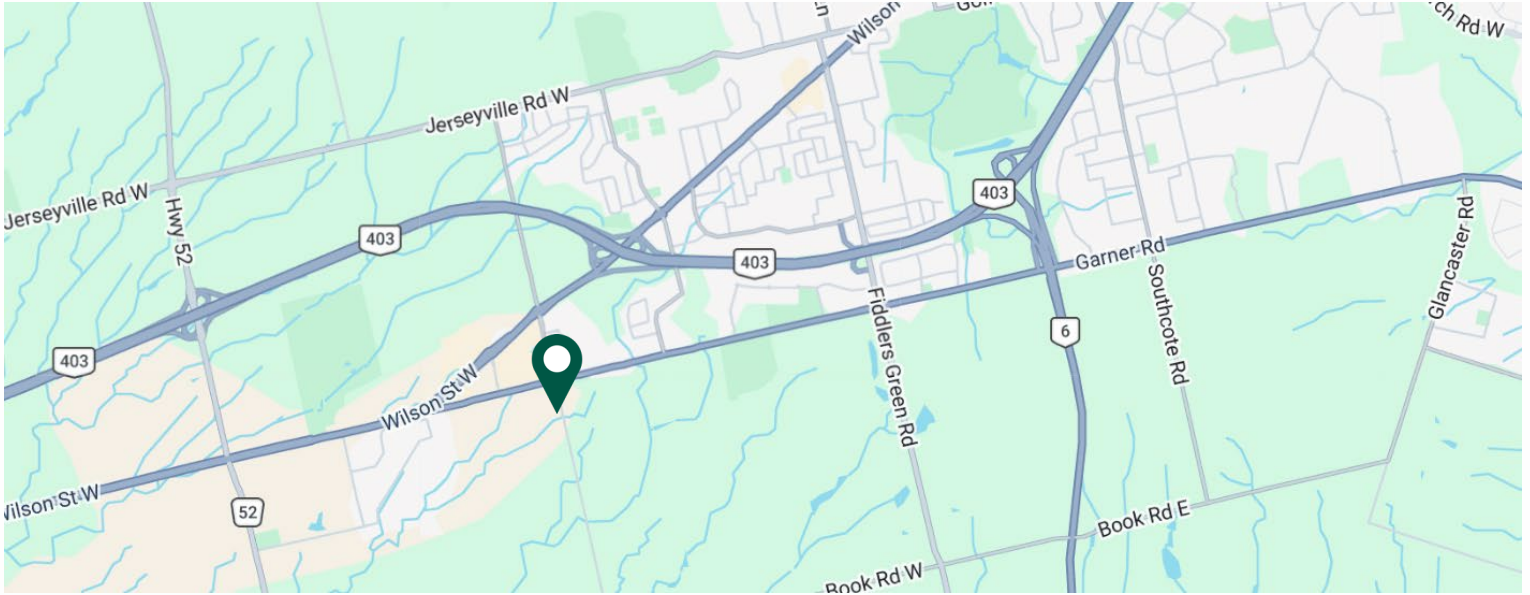
HAMILTON MAIN OFFICE

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.

INDUSTRIAL PROPERTY FOR SALE

Industrial property for sale in Ancaster. Well maintained pre-engineered building.



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