

# 1.11 Acres of Industrial Development Land in Ancaster **For Sale**



1022 Garner Road W, Ancaster

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# 1022 Garner Road W, Ancaster

Colliers is pleased to present for sale 1.11 acres of industrial development land at 1022 Garner Road West, Ancaster. This is a rare opportunity located on a prime corner within the prestigious Ancaster Business Park.

The Property fronts on a busy Garner Road West with close proximity to Hwy 6, Hwy 403 and the Hamilton Airport. Prestige Business Park M3 Zoning permits a wide range of permitted uses.

**Lot Size** 1.11 Acres

**Zoning** M3

**Legal Description** PCL PLAN-1, SEC 62M637 ; LT 2, PL 62M637 ; ANCASTER CITY OF HAMILTON

**List Price** **Taxes (2024)**  
**\$1,699,000** **\$6,982.94**





# M3 Zoning

## Prestige Business Park

### Permitted Uses

- › Alcohol Production Facility
- › Artist Studio
- › Aquaponics
- › Building and Lumber Supply Establishment
- › Building or Contracting Supply Establishment
- › Cannabis Growing and Harvesting Facility
- › Commercial Motor Vehicle Sales, Rental and Service Establishment
- › Communications Establishment
- › Contractor's Establishment
- › Conference or Convention Centre
- › Contractor's Establishment
- › Courier Establishment
- › Craftsperson Shop
- › Equipment and Machinery Sales, Rental and Service Establishment
- › Greenhouse
- › Industrial Administrative Office
- › Laboratory
- › Labour Association Hall
- › Manufacturing
- › Motor Vehicle Collision Repair Establishment
- › Motor Vehicle Service Station
- › Office
- › Private Power Generation Facility
- › Production Studio
- › Repair Service
- › Surveying, Engineering, Planning or Design Business
- › Private Power Generation Facility
- › Repair Service
- › Research and Development Establishment
- › Restaurant
- › Surveying, Engineering, Planning or Design Business
- › Trade School
- › Tradesperson's Shop
- › Transport Terminal
- › Transportation Depot
- › Warehouse

[M3 Zoning Learn More ►](#)

# Nearby Amenities

📍 1022 Garner Road, W

1	Winner's
2	Walmart Supercentre
3	Canadian Tire & Gas Bar
4	Subway
5	Value Village
6	Cobs Bread Bakery
7	Longo's
8	ECS Coffee





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