

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



1022 Garner Road W, Ancaster

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& FALDOWSKI**

Colliers

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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
\$1,699,000

Taxes (2024)
\$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 of 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

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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*Sales Representative **Broker

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