



Colliers

PRICE REDUCTION
\$7,300,000 — \$7,100,000

1336 Sandhill Drive, Ancaster

35,041 SF Prominent Ancaster Office Building For Sale or Lease

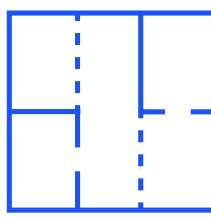
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Building Features & Property Highlights



Unique User or
Investor Opportunity



Multiple Lease
Configurations



Excellent
Curb Appeal



Ample
Parking

Property Details | Entire Building

Total Area	35,041 SF
Office Area	32,546 SF
Storeys	2
Clear Height	7'-9" to 19'-9"
Shipping	1 DI
Power	200 V / 600 A
Zoning	M3 Exp: 678
Heating	Gas Forced Air Open
Sprinklered	Yes
Sale Price	\$7,100,000
Sale PSF	\$203 PSF

UNIT	NET RENT	TMI	TOTAL AREA	AVAILABILITY
Unit 1	\$12.95 PSF	\$4.85 PSF	8,006 SF	Immediate
Unit 2	\$10.95 PSF	\$4.85 PSF	25,780 SF	Immediate
Unit 1&2	\$10.95 PSF	\$4.85 PSF	33,786 SF	Immediate



1336 Sandhill Drive in Ancaster,

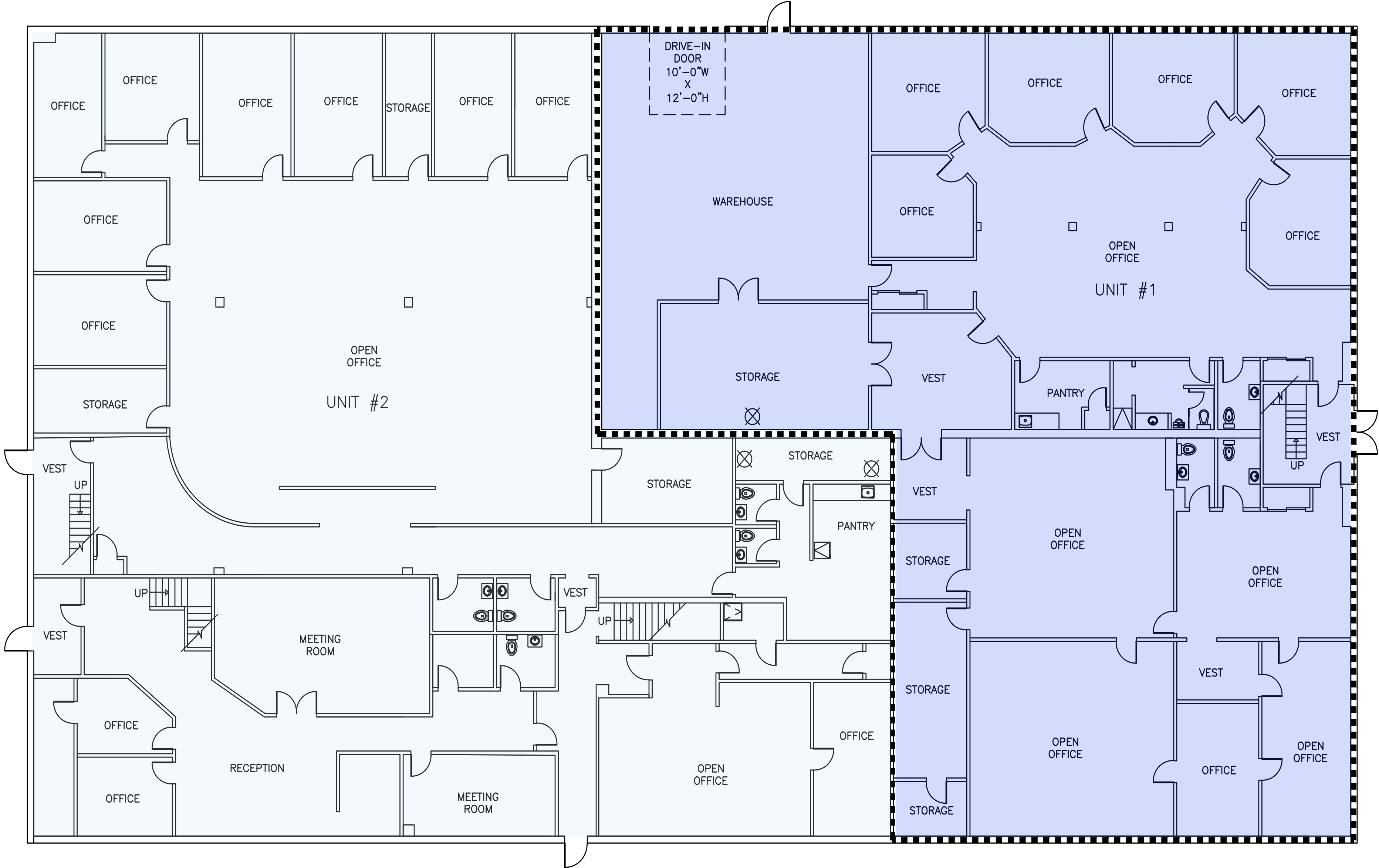
a rare 2 storey office building for Sale or Lease perfect for a wide variety of users right in the heart of the Prestigious Ancaster Business Park.

Featuring Prime exposure onto Arterial Wilson Street, this property exudes curb appeal. Located on 1.12 Acres, with ample parking and convient access to HWY 403, this property offers the perfect central location for employees and users alike.

Key Building aspects include fully built out office space on both the ground and second floor complete with kitchenettes, men’s and women’s wash-rooms and ample meeting room and private office space.

The property includes 68 parking stalls, with designated loading area inclusive of a drive in door. A truly rare offering complete with numerous building benefits for every office occupier.

Ground Floor Plan

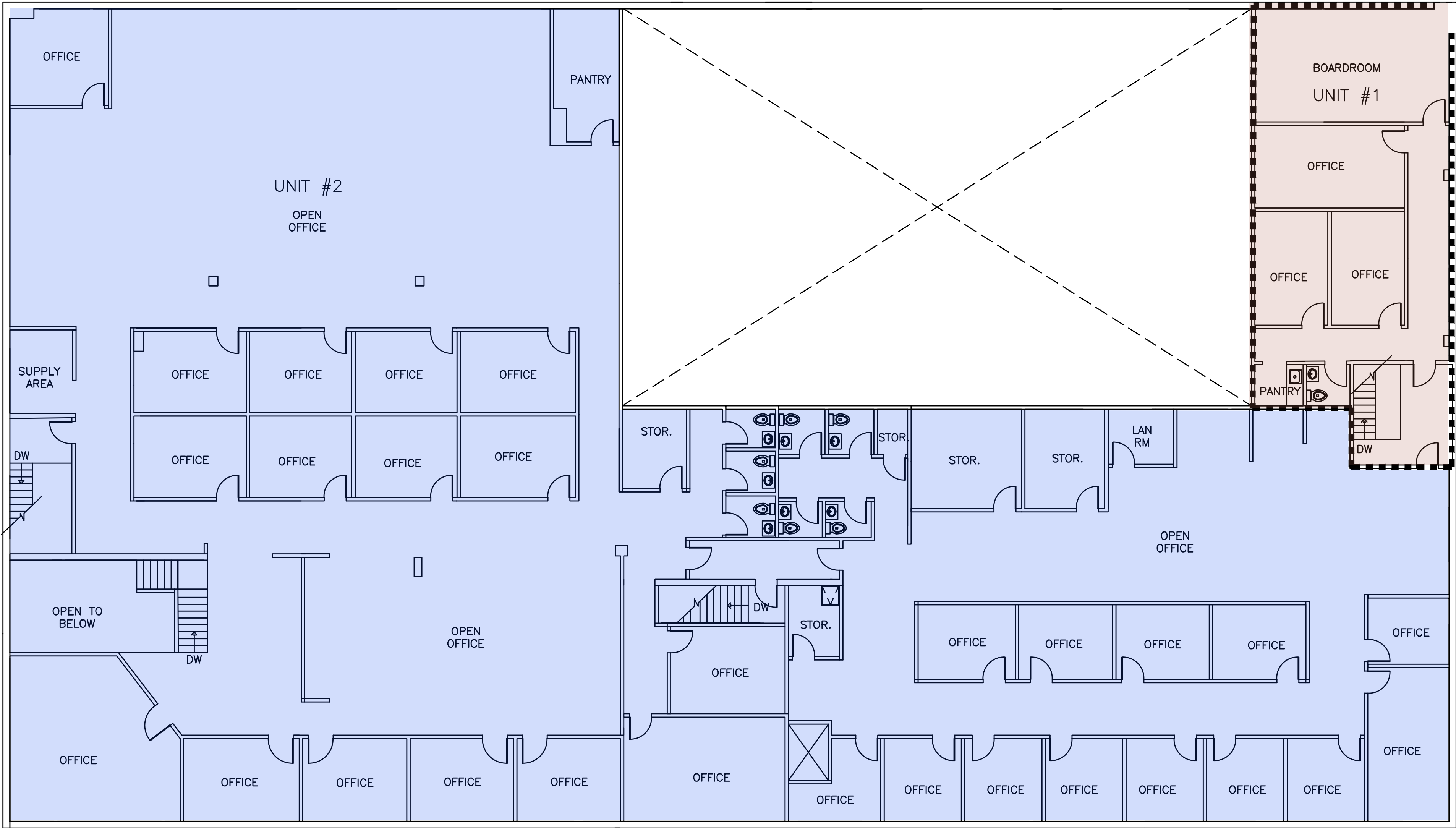


Unit 2: 25,780
(ground floor)

Unit 1: 8,006 SF

Second Floor Plan

Unit 2: 16,250 SF



LEASED

Photo Gallery



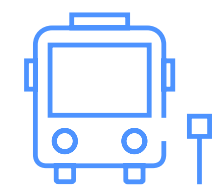
Photo Gallery



Site Access



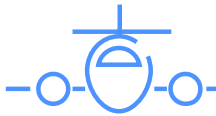
Highway 403
5 minutes



Public Transit
1 minute walk



Confederation GO Station
28 minute drive
Aldershot GO Station
16 minute drive



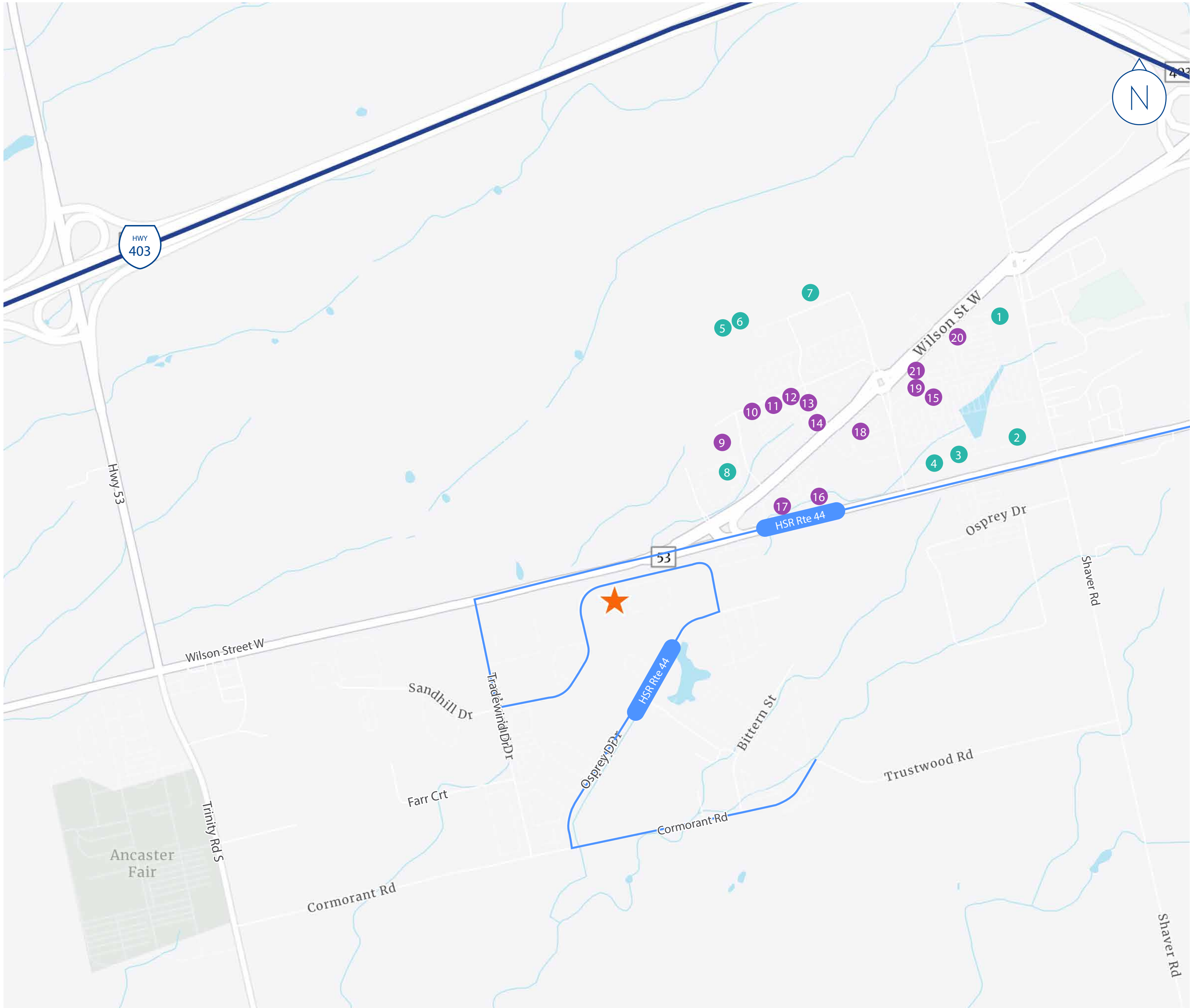
Hamilton International Airport
12 minute drive
Pearson International Airport
45 minute drive



Hamilton - Downtown
14 minutes
Burlington
25 minutes
US Border
55 minutes
Mississauga
40 minutes
Downtown Toronto
50 minutes

Amenities

- | | | |
|------------------|-----------------------|-------------------|
| 1 Canadian Tire | 2 Walmart Supercentre | 3 Winners |
| 4 Dollar Tree | 5 Giant Tiger | 6 Value Village |
| 7 RONA+ Ancaster | 8 Longos | 9 Firehouse Subs |
| 10 COBS Bread | 11 Popeyes Kitchen | 12 BarBURRITO |
| 13 Sunset Grill | 14 McDonalds | 15 Starbucks |
| 16 Tim Hortons | 17 Wendy's | 18 Symposium |
| 19 Pita Pit | 20 Boston Pizza | 21 Domino's Pizza |





WILSON STREET

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