

\$3,150,000 - 144 Wilson Street E, Ancaster

MLS® #40772806

\$3,150,000

0 Bedroom, 0.00 Bathroom, 10,105 sqft

Office on 0.00 Acres

422 - Ancaster Heights/Mohawk
Meadows/Maywood, Ancaster, Ontario

This exceptional medical/office building is located in the prestigious town of Ancaster featuring a fully leased building utilizing 10,106 sqft of occupied space. Situated on a prime 196 ft x 296 ft pie-shaped lot adjacent Hamilton Golf & Country Club, this property offers unparalleled visibility and appeal. Zoned C3-674 General Commercial offering a variety of uses including Medical / Dental, Profesional offices, Live -Work and is currently leased to a single tenant for occupational therapy services for an additional 5yr Term beginning Oct 1st 2025 offering a 5% Cap Rate to any prudent Investor. This rare offering combines a desirable location, high-quality tenancy, and zoning versatility, making it a highly attractive and stable investment opportunity. (id:6289)

Built in 1994

Essential Information

Listing #	40772806
Price	\$3,150,000
Bathrooms	0.00
Square Footage	10,105
Acres	0.00
Year Built	1994
Type	Office
Sub-Type	Freehold

Community Information



Address	144 Wilson Street E
Subdivision	422 - Ancaster Heights/Mohawk Meadows/Maywood
City	Ancaster
Province	Ontario
Postal Code	L9G2B7

Amenities

Amenities	Public Transit
Utilities	Electricity, Natural Gas, Telephone
Features	Crushed stone driveway, Solar Equipment
Parking Spaces	24
Parking	Attached Garage
# of Garages	1

Interior

# of Stories	2
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Exterior

Exterior	Brick
Foundation	Brick

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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