



1025 Butler Street, Montreal

Industrial space for sale

Marc Lemay

Senior Associate
Commercial Real Estate Broker
+1 514 968 6800
marc.lemay@colliers.com



Accelerating success.

Property Overview

This industrial property, located in the dynamic and evolving Pointe Saint Charles neighborhood in Montreal's Southwest borough, presents a rare redevelopment opportunity. Known for its rich history as a working-class neighborhood, Pointe Saint Charles has undergone significant revitalization over the past two decades, with new housing units, transformed industrial spaces and the reopening of the Lachine Canal, creating a vibrant community that attracts both residents and businesses. With ±15,298 square feet available, the property is ideally located near LaSalle and Charlevoix metro stations and several bus stops, offering easy connectivity to downtown Montreal in just 12 minutes by car or 20 minutes by public transit. Its high visibility from Highway 15 and proximity to the Atwater Market, convenience stores and gas stations add to its appeal to businesses and developers looking to contribute to the area's growth.



Highways 10, 15 and 20
Routes 112, 136 and 138



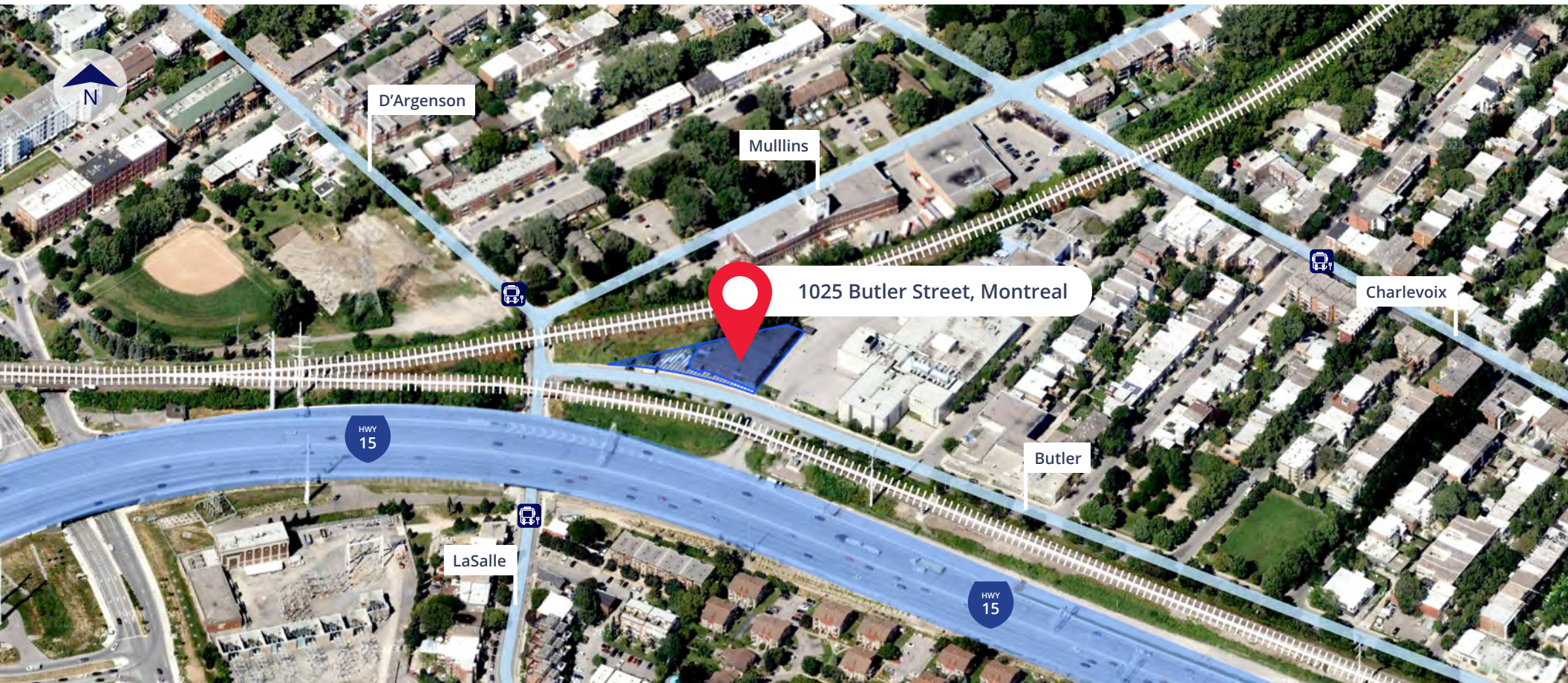
Located in
Pointe Saint Charles



Reception Area



Storage Space



Property Overview

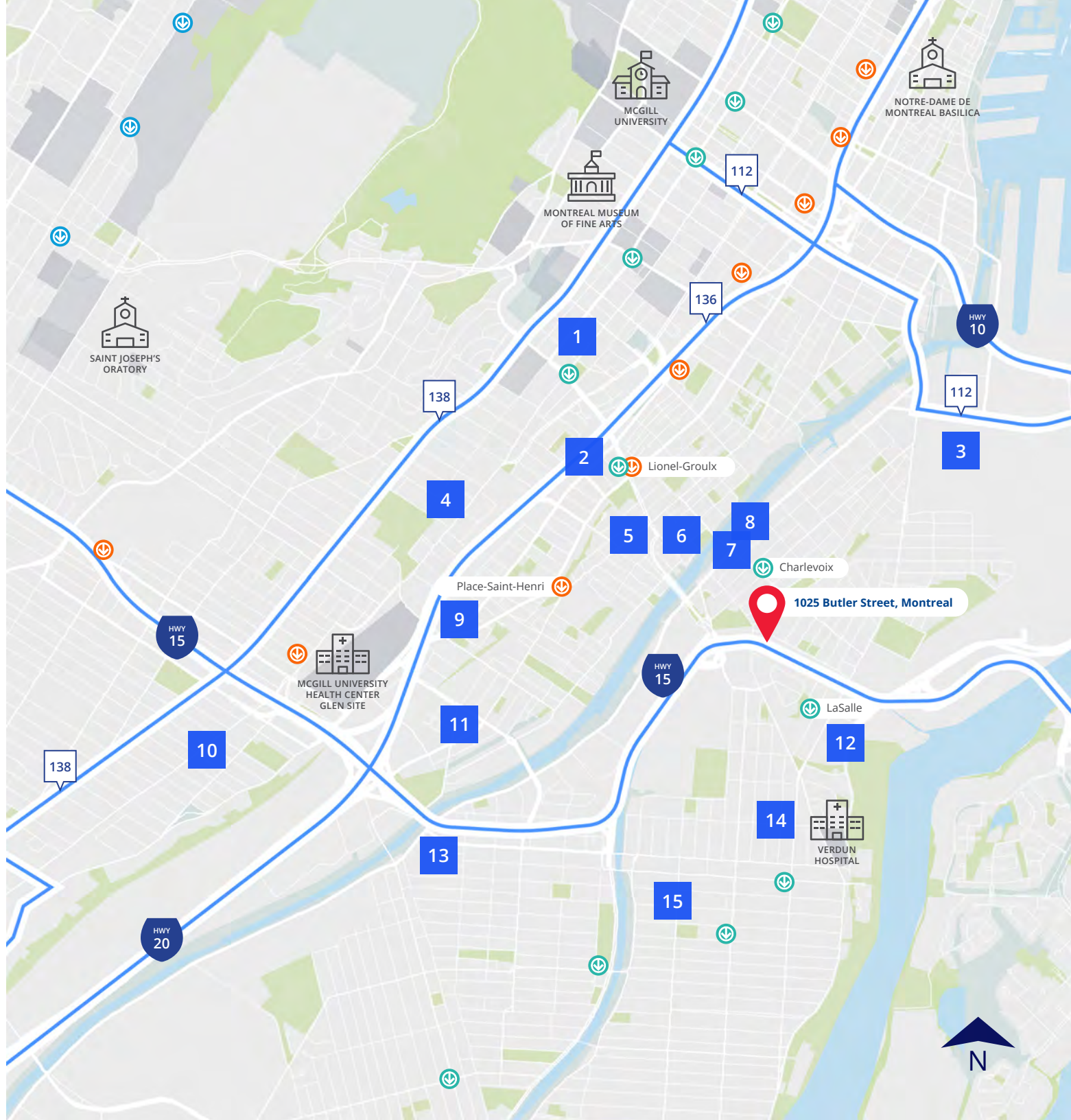


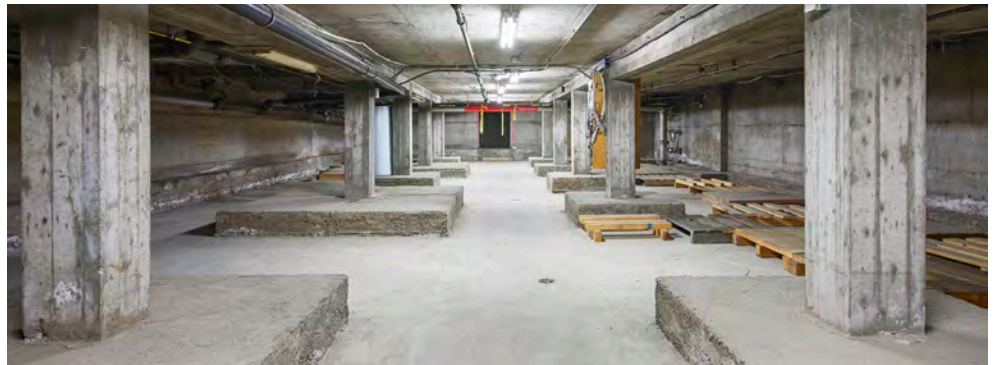
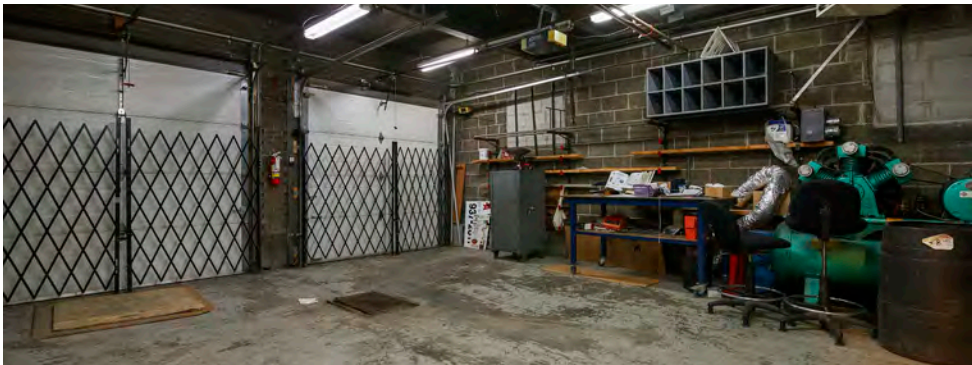
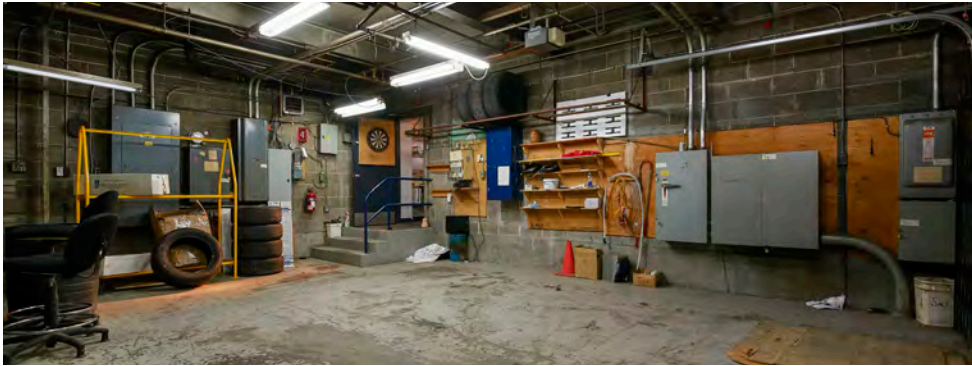
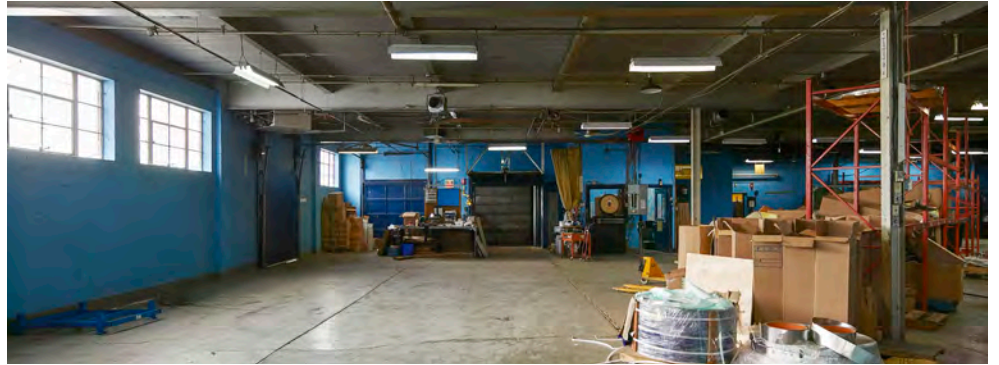
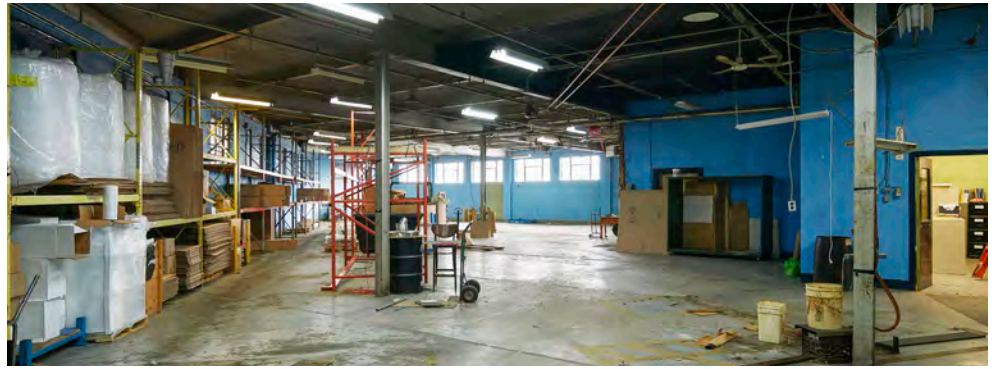
1025 Butler Street, Montreal, QC H3K 3E9

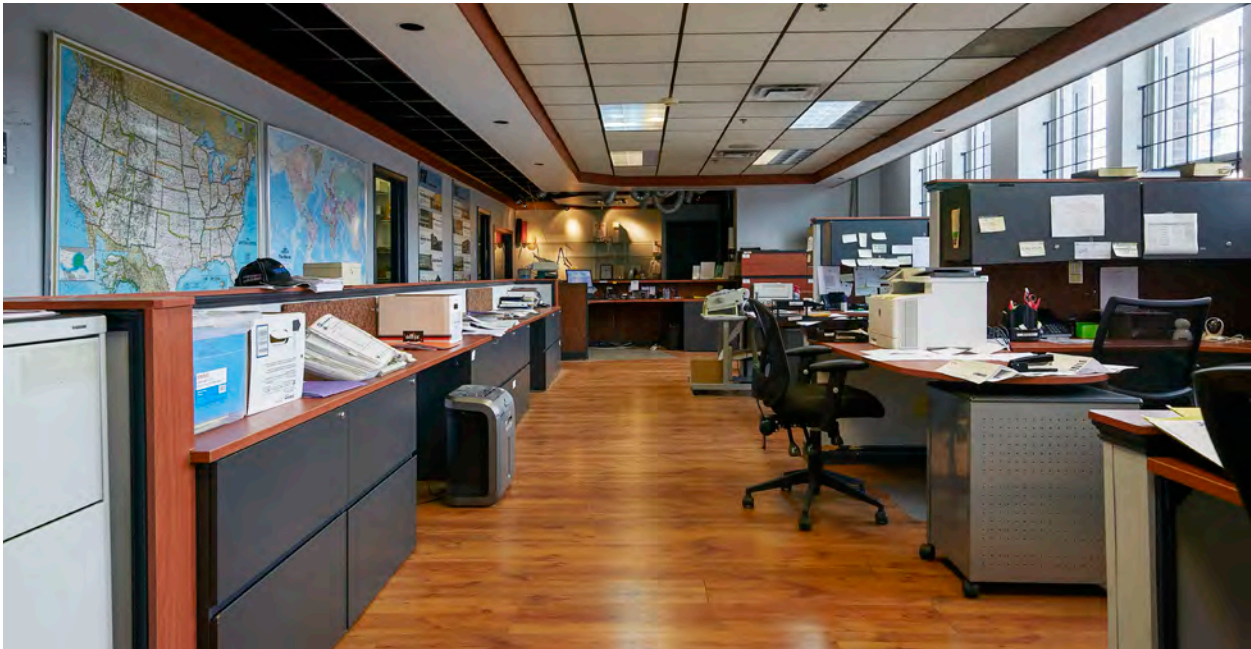
Availability	Immediately
Use	Commercial/Industrial Land
Cadastre/Lot number	1 382 347
Number of floors	1
Year of construction/renovation	1953
Office space	± 1,000 SF
Warehouse space	± 11,280 SF
Site area	± 15,298 SF
Total land area (buildable)	± 45,893 SF
Zoning	C.7A, I.2C - Industrial and commercial
Shipping	
Drive-in door	2 (12' x 8') + 1 (12' x 12')
Loading docks	1 (12' x 14')
Storage	Shipping container
Clear height	± 20'
Electric entry	600v
Heating	Gas/Electric
Sprinklers	Yes
Parking	Yes
Price	\$3,150,000

Nearby

- 10 BMO Banque de Montréal
- 14 Tim Hortons
- 8 Entrepôt Costco
- 11 Proxim Pharmacie
- 4 Banque Nationale
- 3 Super C
- 2 Couche-Tard
- 6 Home Depot
- 7 Super C
- 13 Garage Heinz
- 15 Services d'ordinateurs de Nicolas
- 5 Canadian Tire
- 1 NAPA Autopro
- 9 RBC Banque Royale
- 12 Familiprix Clinique







Colliers

Trans Continental
Équipement

1025

1025 Butler Street, Montreal

Marc Lemay

Senior Associate | Commercial Real Estate Broker
+1 514 968 6800 | marc.lemay@colliers.com

This document has been prepared by Colliers International for advertising and informational purposes only. Colliers International makes no warranties or representations whatsoever, express or implied, with respect to the information, including but not limited to warranties of content, accuracy and reliability. Colliers International unequivocally excludes all assumed or implied conditions and warranties arising from this document and excludes all liability for loss or damage arising therefrom. This publication is the property of Colliers International and/or its licensors and is protected by copyright. © 2024. All rights reserved. This communication is not intended to cause or lead to the termination of any existing sales mandate. Colliers International (Québec) Inc. real estate agency.



collierscanada.com

Accelerating success.