



525 Rue Sagard

Saint-Bruno-de-Montarville



Industrial Building for Sale

± 21,334 SF





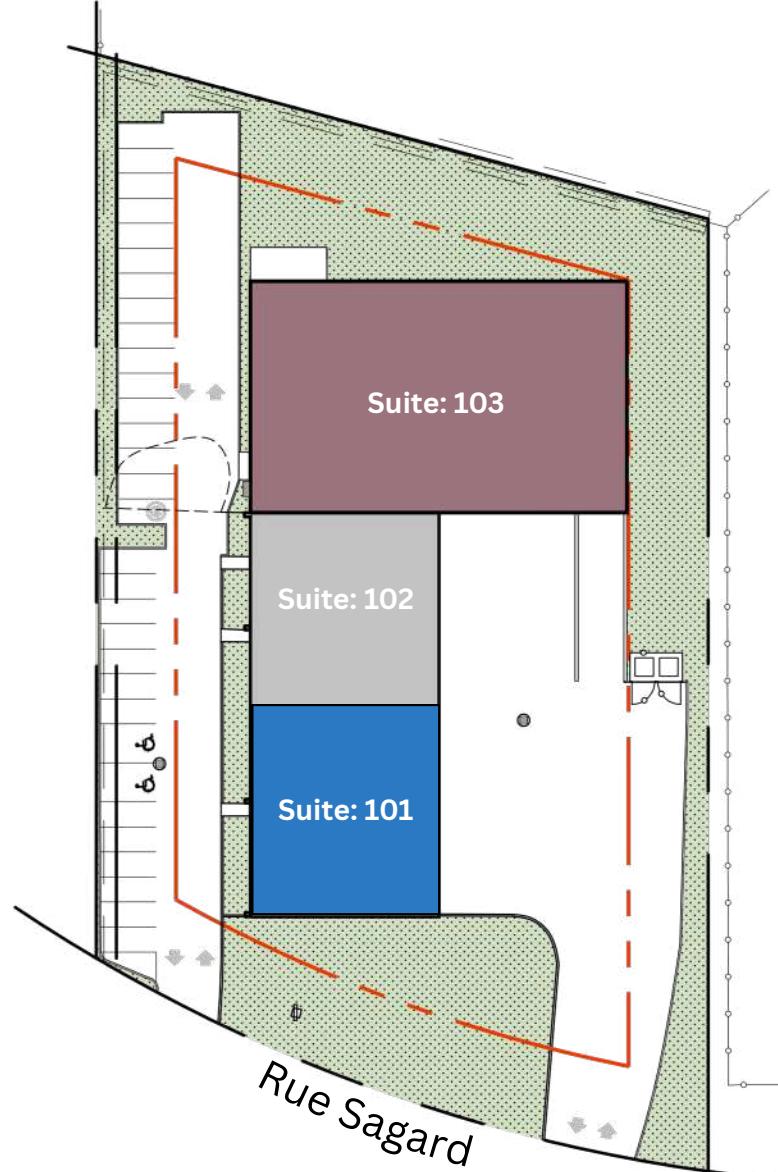
Total Building Area	± 21,334 SF
Land Size	± 62,076 SF
Year Built	1988
Expansion	2019
Municipal Taxes	\$73,124
School Taxes	\$1,812
Total Taxes	\$74,936

In close proximity to Highway 30, with convenient access to public transport via RTL bus lines 91 and 98.

Strategically located in a high-demand area.

Approximately a 20-minute drive from Downtown Montreal.

Zoning provides flexibility for a variety of uses.



Suite 101 $\pm 6,000$ SF

Drive-in Door

Clear Height

Suite 102 $\pm 5,000$ SF

Drive-in Doors

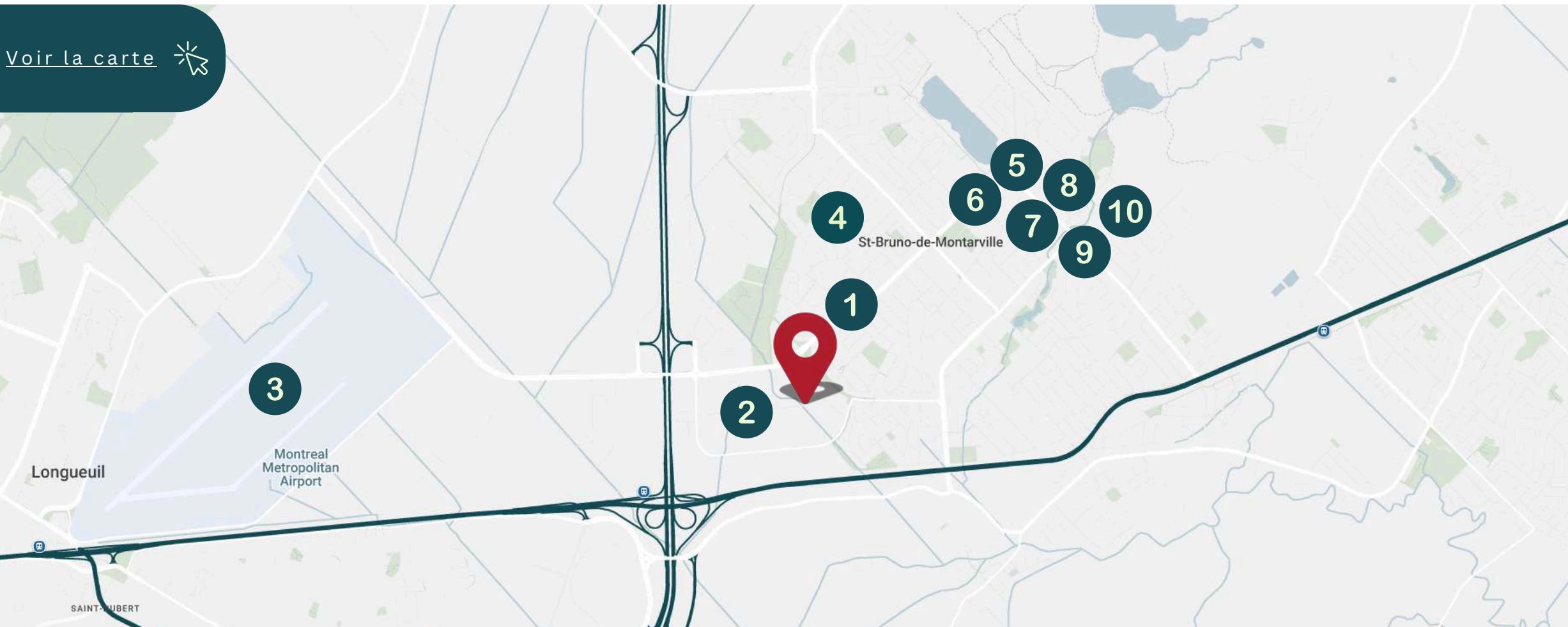
Clear Height

Suite 103 $\pm 10,334$ SF

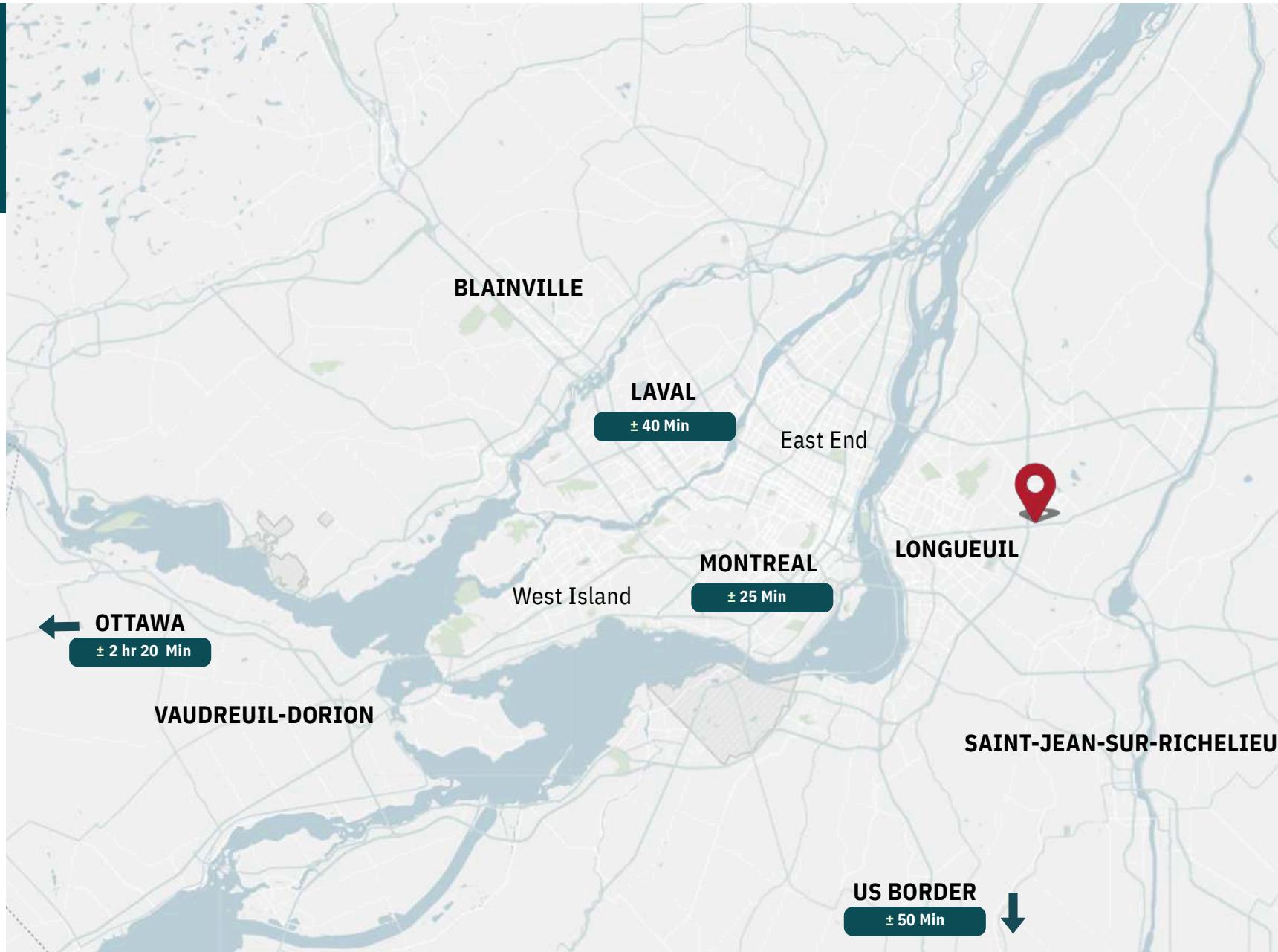
Drive-in Door

Truck Level Door

Clear Height



1	ESSO	2	Charging station	3	Metropolitain Airport	4	Albert-Schweitzer School	5	Jean-Coutu
6	Tim Hortons	7	National Bank	8	Provigo	9	IGA Extra	10	Familiprix



Driving Times

Gérard-Filion Business Park	± 2 Min
Promenades Saint-Bruno	± 5 Min
Port of Montreal	± 10 Min
Downtown Montreal (Ville-Marie)	± 20 Min
Montréal-Trudeau International Airport	± 35 Min



Bus Times

# 160	Every ± 28-30 Min
# 99	Every ± 30-60 Min

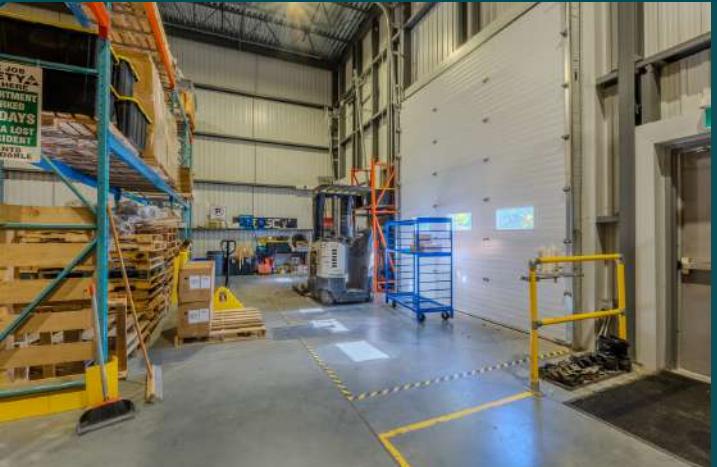
Suite: 101



Suite: 102



Suite: 103



CONTACT



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