



525 Rue Sagard

Saint-Bruno-de-Montarville



Industrial Building for Sale



± 21,334 SF



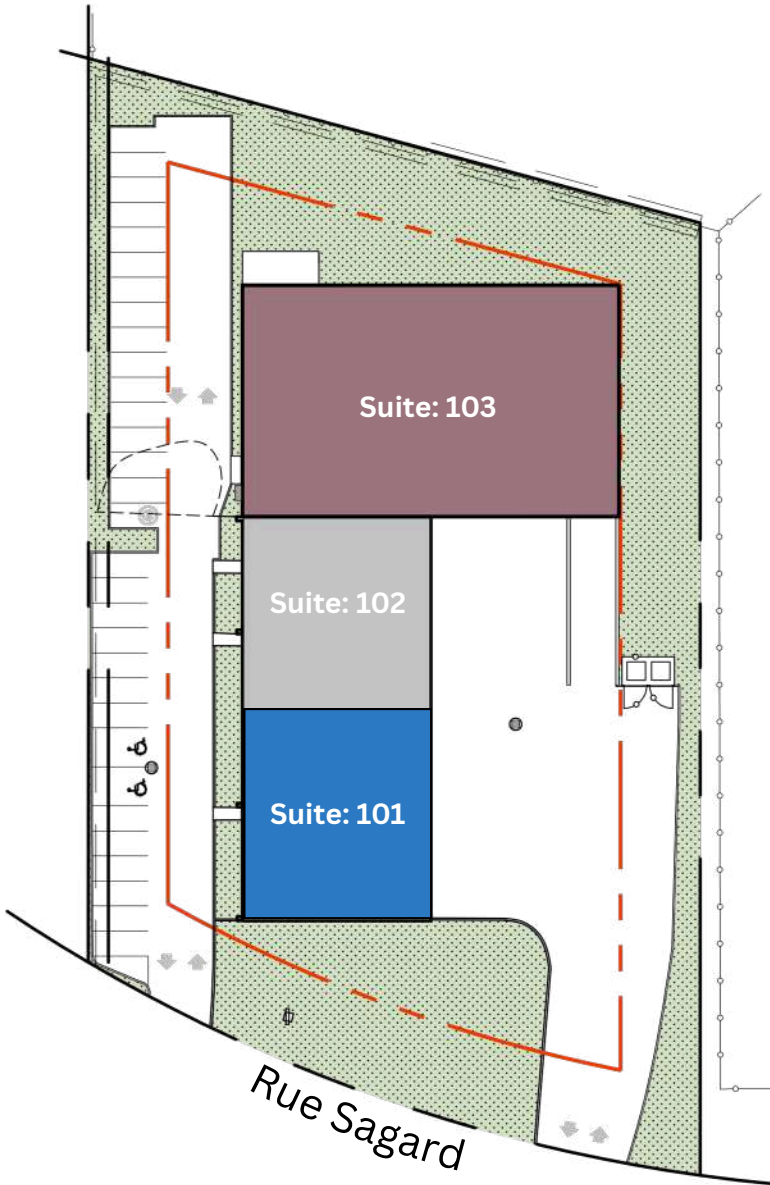
Total Building Area	± 21,334 SF
Land Size	± 62,076 SF
Year Built	1988
Expansion	2019
Municipal Taxes	\$73,124
School Taxes	\$1,812
Total Taxes	\$74,936

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

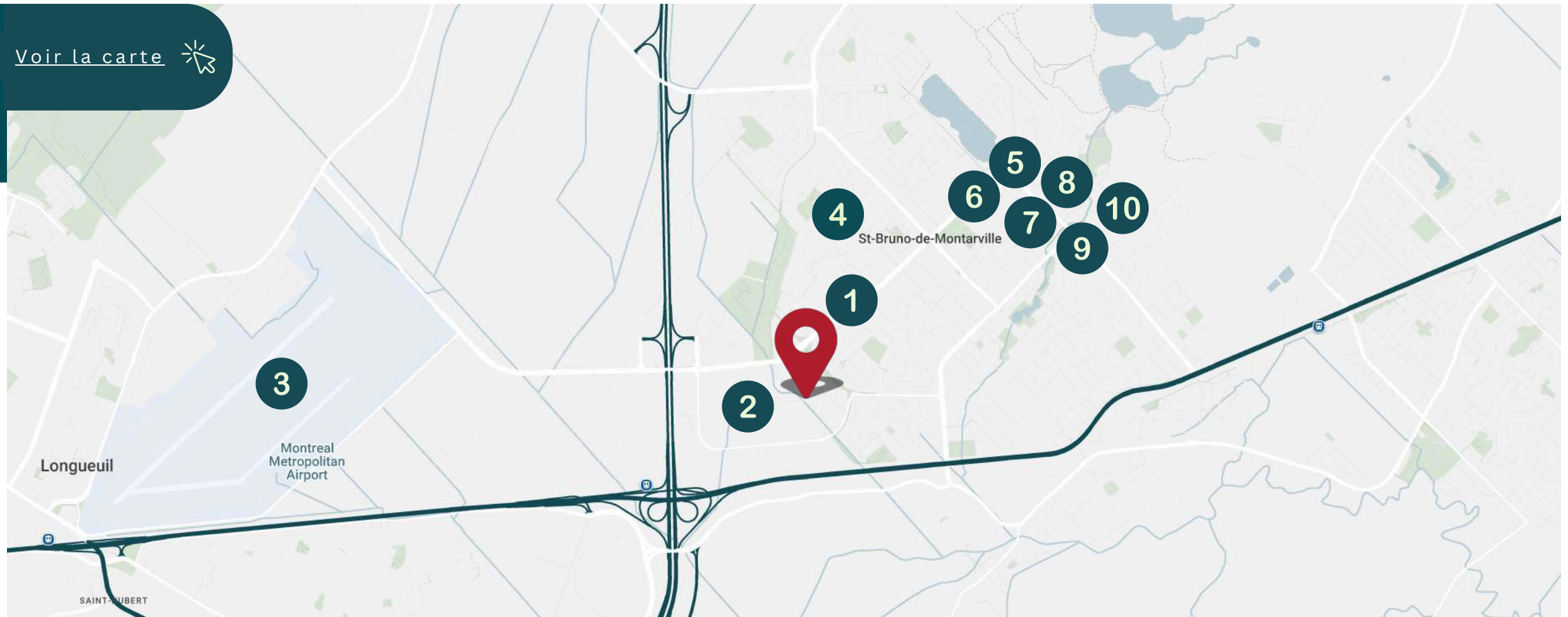
Strategically located in a high-demand area.

Approximately a 20-minute drive from Downtown Montreal.

Zoning provides flexibility for a variety of uses.



Suite 101	± 6,000 SF
Drive-in Door	1
Clear Height	18'
Suite 102	± 5,000 SF
Drive-in Doors	2
Clear Height	18'
Suite 103	± 10,334 SF
Drive-in Door	1
Truck Level Door	1
Clear Height	22'8"

[Voir la carte](#)

1

ESSO

2

Charging station

3

Metropolitan Airport

4

Albert-Schweitzer School

5

Jean-Coutu

6

Tim Hortons

7

National Bank

8

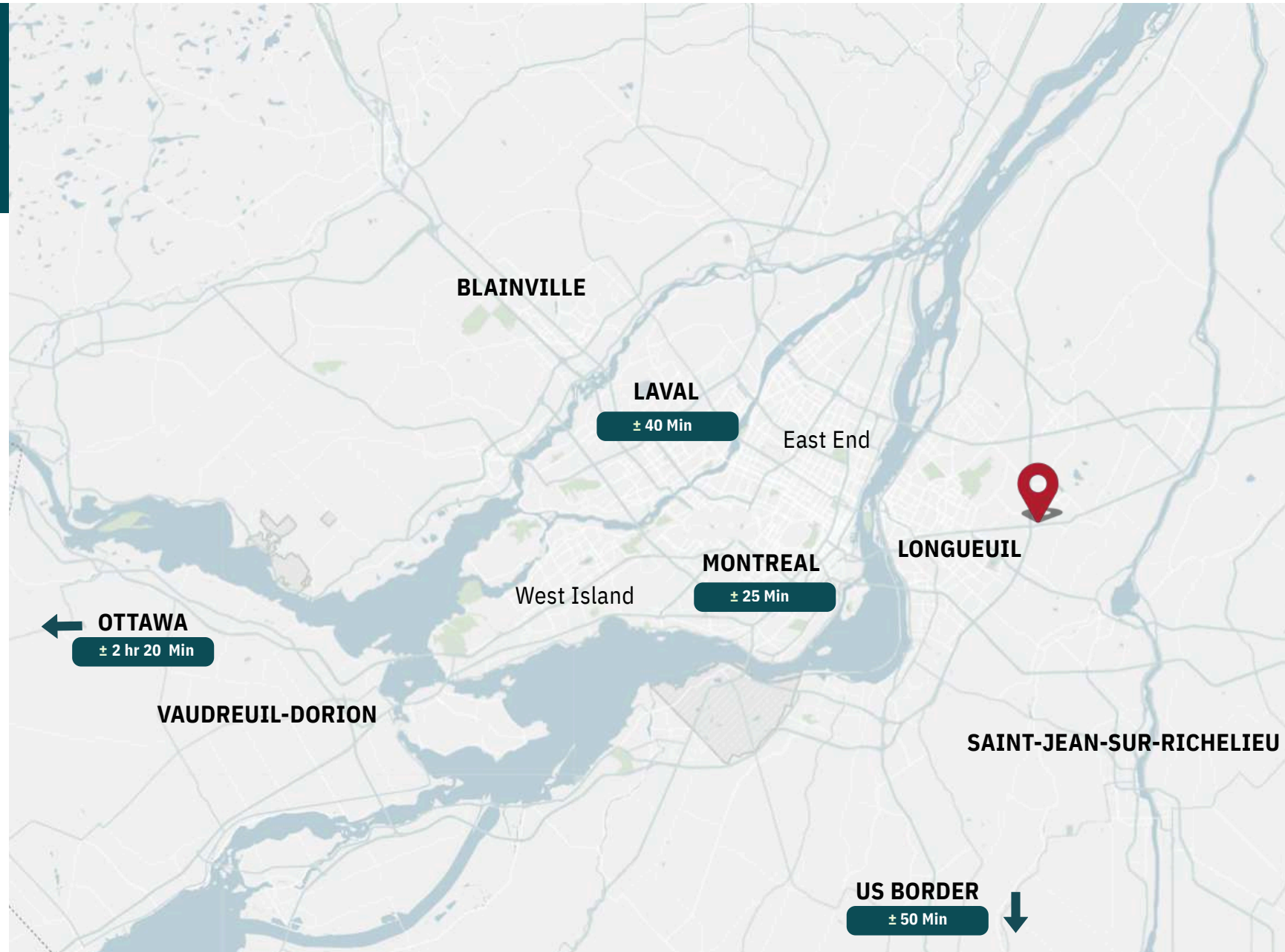
Provigo

9

IGA Extra

10

Familiprix



Driving Times

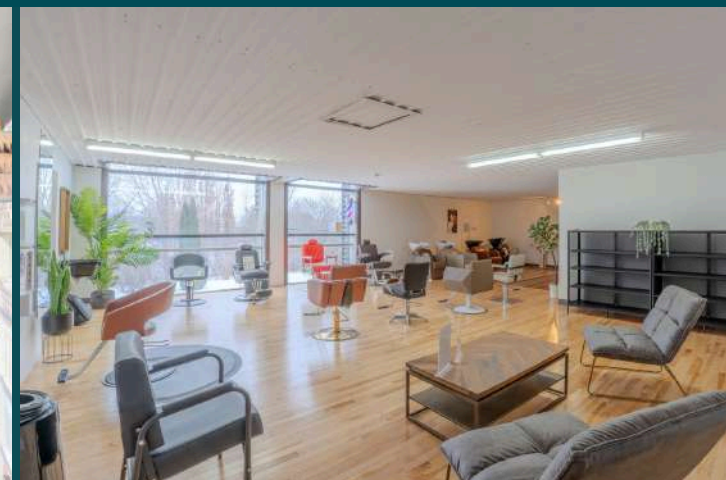
Gérard-Filion Business Park	± 2 Min
Promenades Saint-Bruno	± 5 Min
Port of Montreal	± 10 Min
Downtown Montreal (Ville-Marie)	± 20 Min
Montréal-Trudeau International Airport	± 35 Min



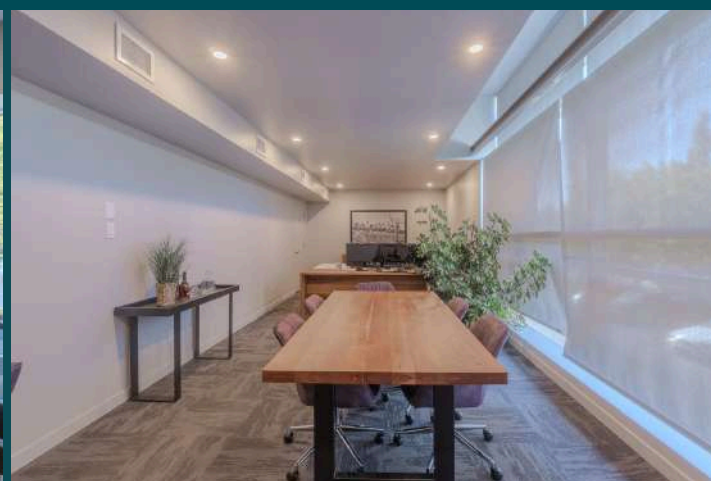
Bus Times

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

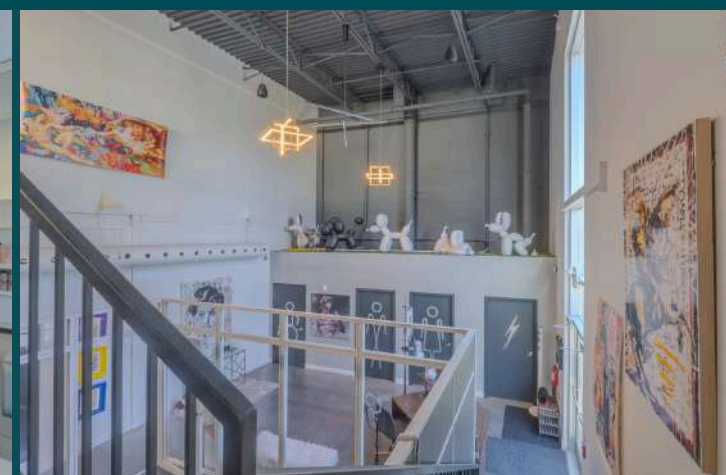
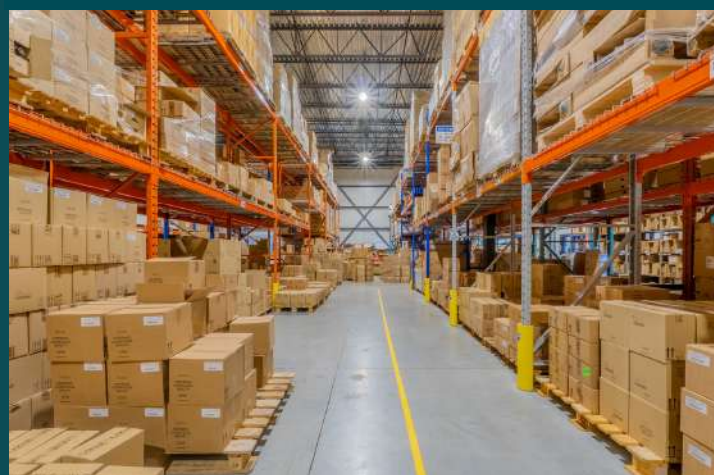
Suite: 101



Suite: 102



Suite: 103



CONTACT



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