

11731-11733
Avenue
Philippe-Panneton
Rivière-des-Prairies

M
TRIMONT
INDUSTRIAL BUILDING
FOR SALE












VIDEO

PROPERTY DETAILS



FEATURES

- Strategically located in close proximity to Highway 25, Highway 40, Boulevard Henri-Bourassa.
- Well maintained building
- Original owner
- Two addresses with two separate lot numbers, (Possibility to resell in the future as two separate units)
- 5 Washrooms & 2 Kitchenettes

	TOTAL BUILDING AREA	± 10 635 SQ.FT.
	GROUND FLOOR	± 9 330 SQ.FT.
	MEZZANINE	± 1 305 SQ.FT.
	LAND AREA	± 16 100 SQ.FT.
	CLEAR HEIGHT	20'
	DRIVE-IN DOORS (FRONT)	2 x (14' x 12')
	DRIVE-IN DOORS (SIDE)	2 x (8' x 8')
	CONSTRUCTION YEAR	1988
	ELECTRICAL ENTRY	2 x 400A 600V
	LIGHTING	LED & Fluorescent
	ROOF	2009

UNIT 11731

	TOTAL AREA	± 5 440 SQ.FT.
	GROUND FLOOR	± 4 665 SQ.FT.
	MEZZANINE (STEEL + CONCRETE)	± 775 SQ.FT.
	LEASE EXPIRY	June 30th 2025

UNIT 11733

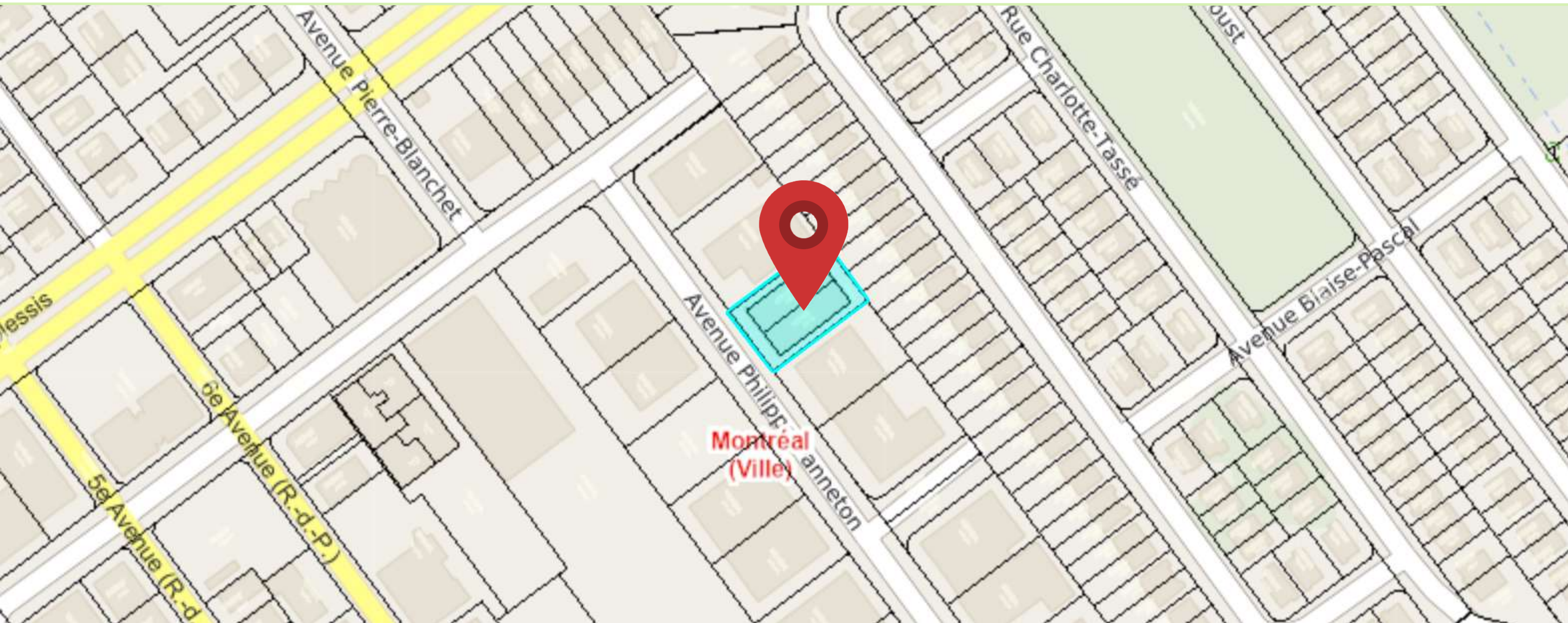
	TOTAL AREA	± 5 195 SQ.FT.
	GROUND FLOOR	± 4 665 SQ.FT.
	MEZZANINE (STEEL + CONCRETE)	± 530 SQ.FT.
	LEASE EXPIRY	December 31st 2024

INDUSTRIAL BUILDING FOR SALE
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ZONING DETAILS

ZONE: 551

INDUSTRIAL: I1, I2
LIGHT & MEDIUM INDUSTRIAL

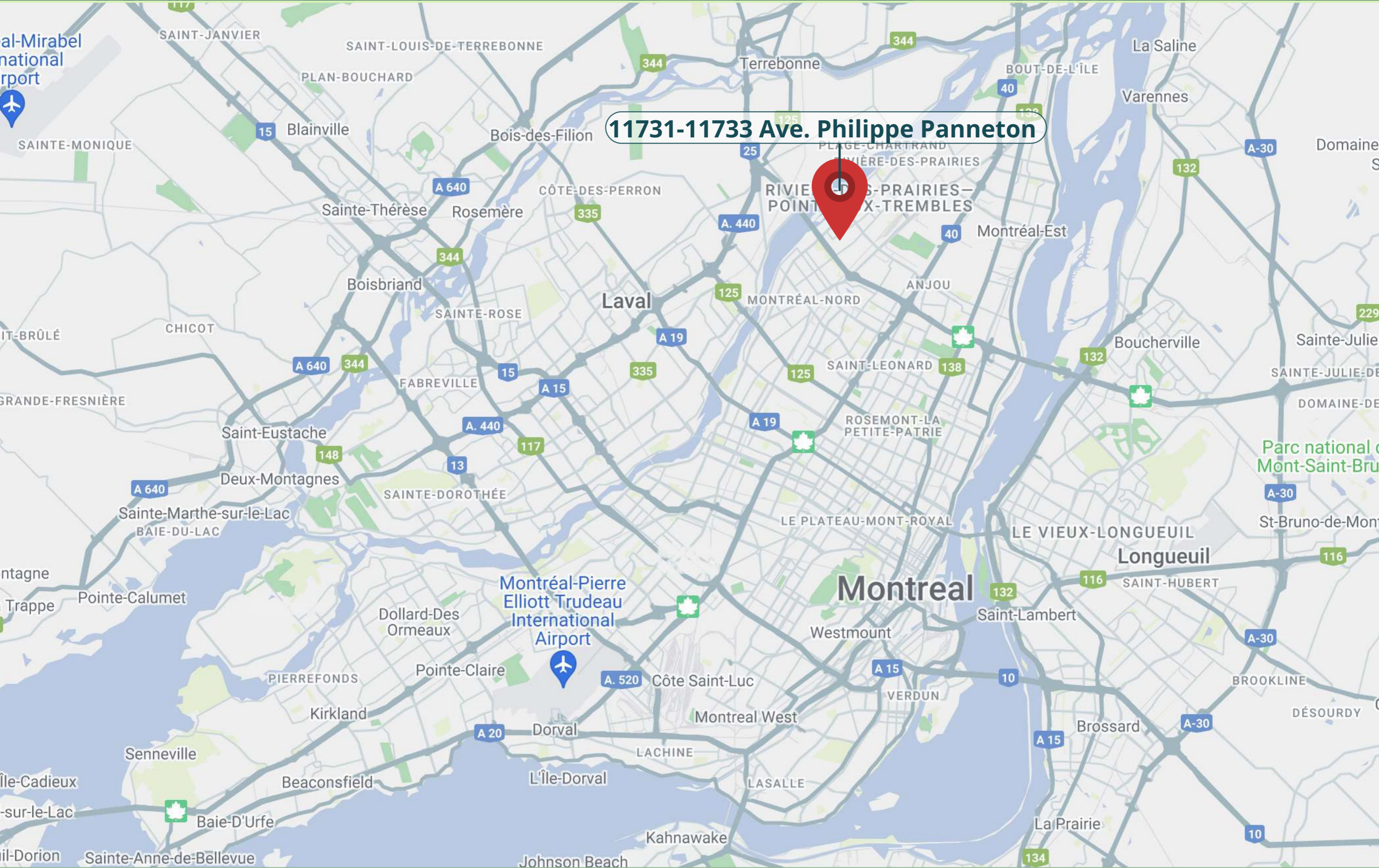


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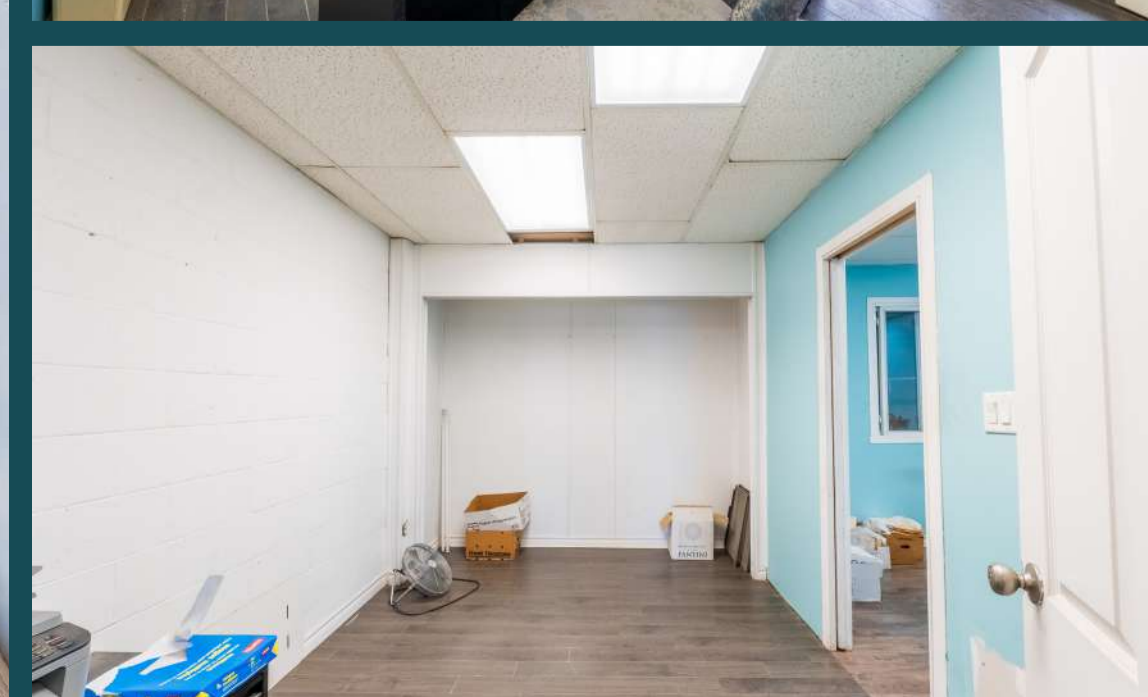
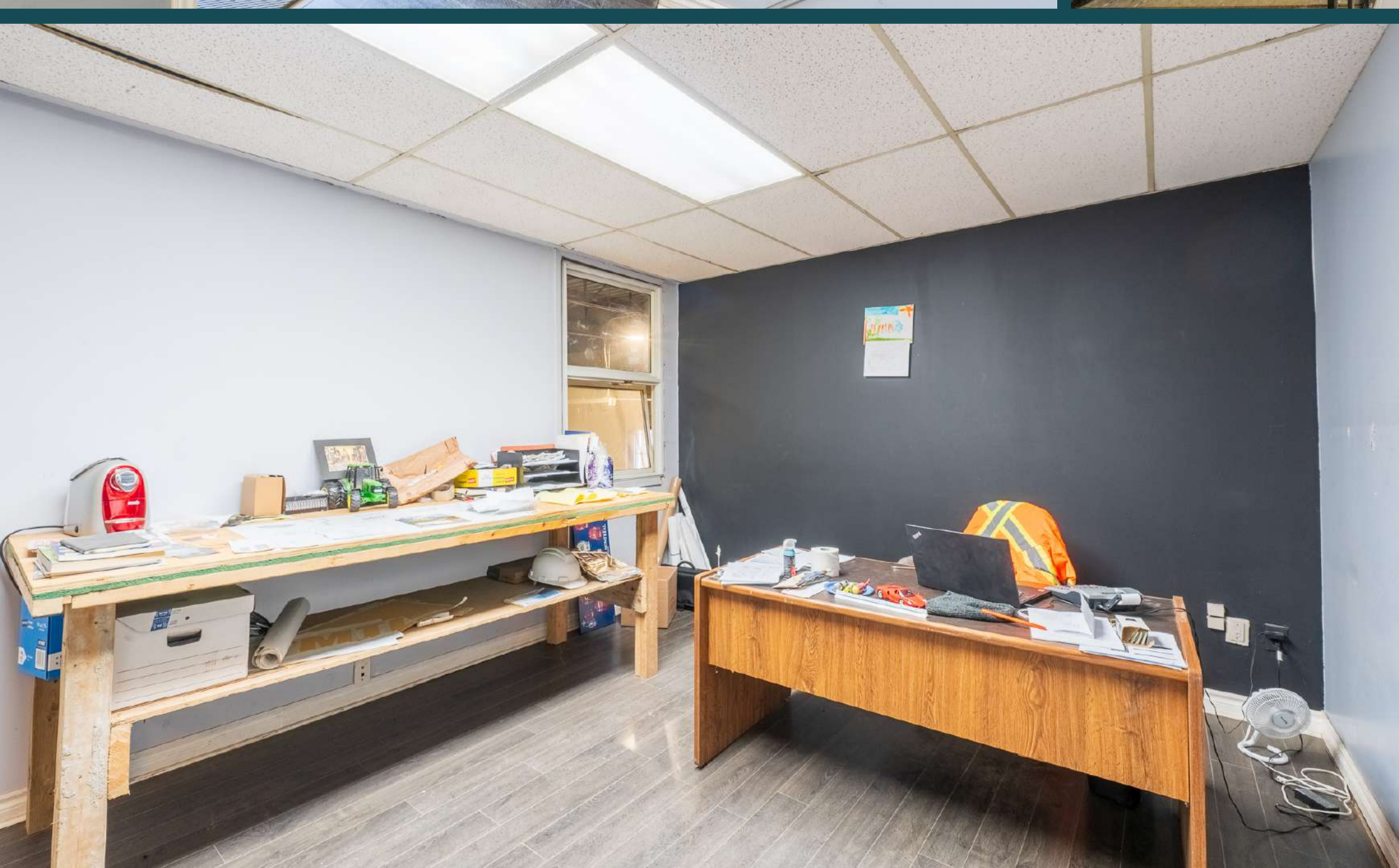
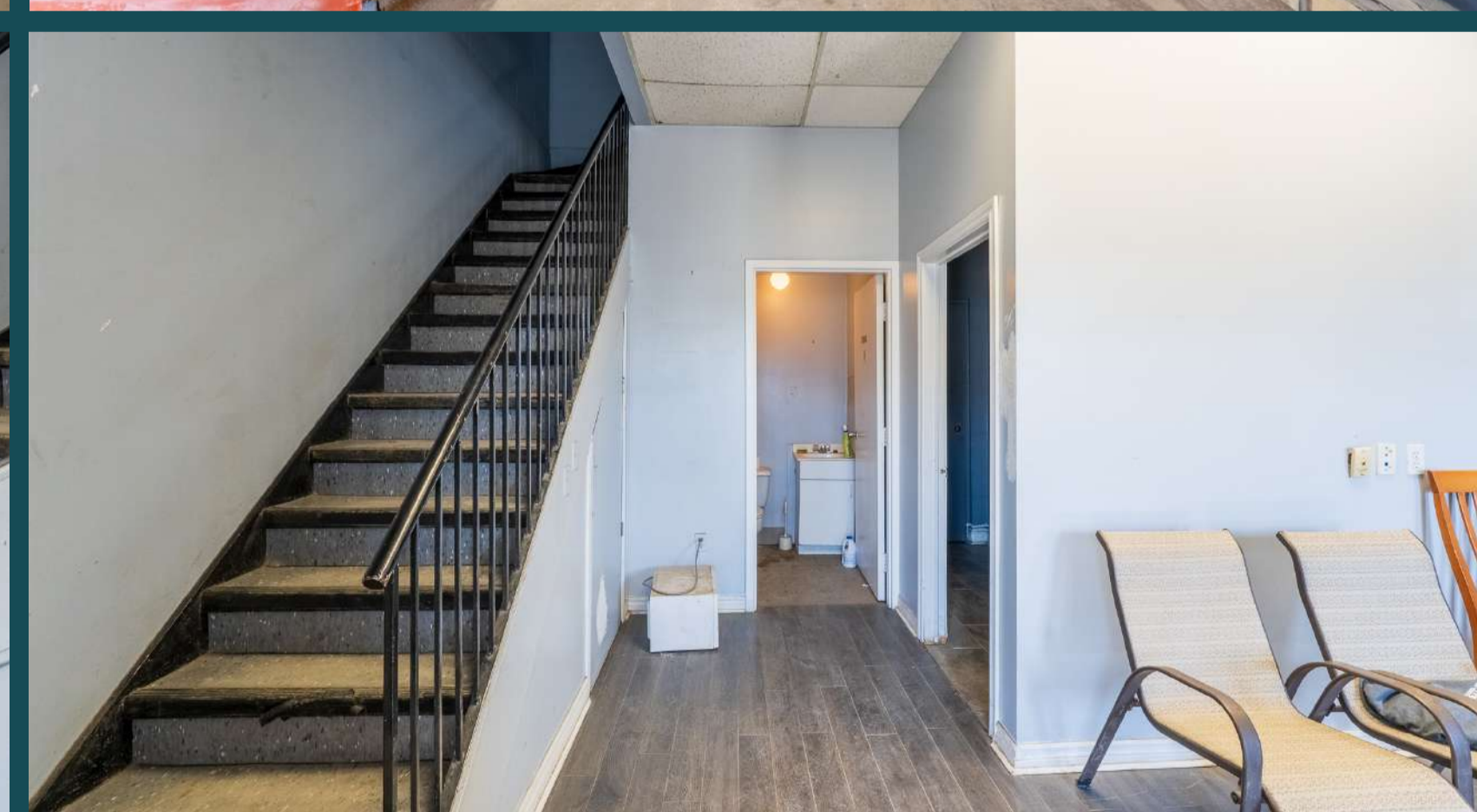
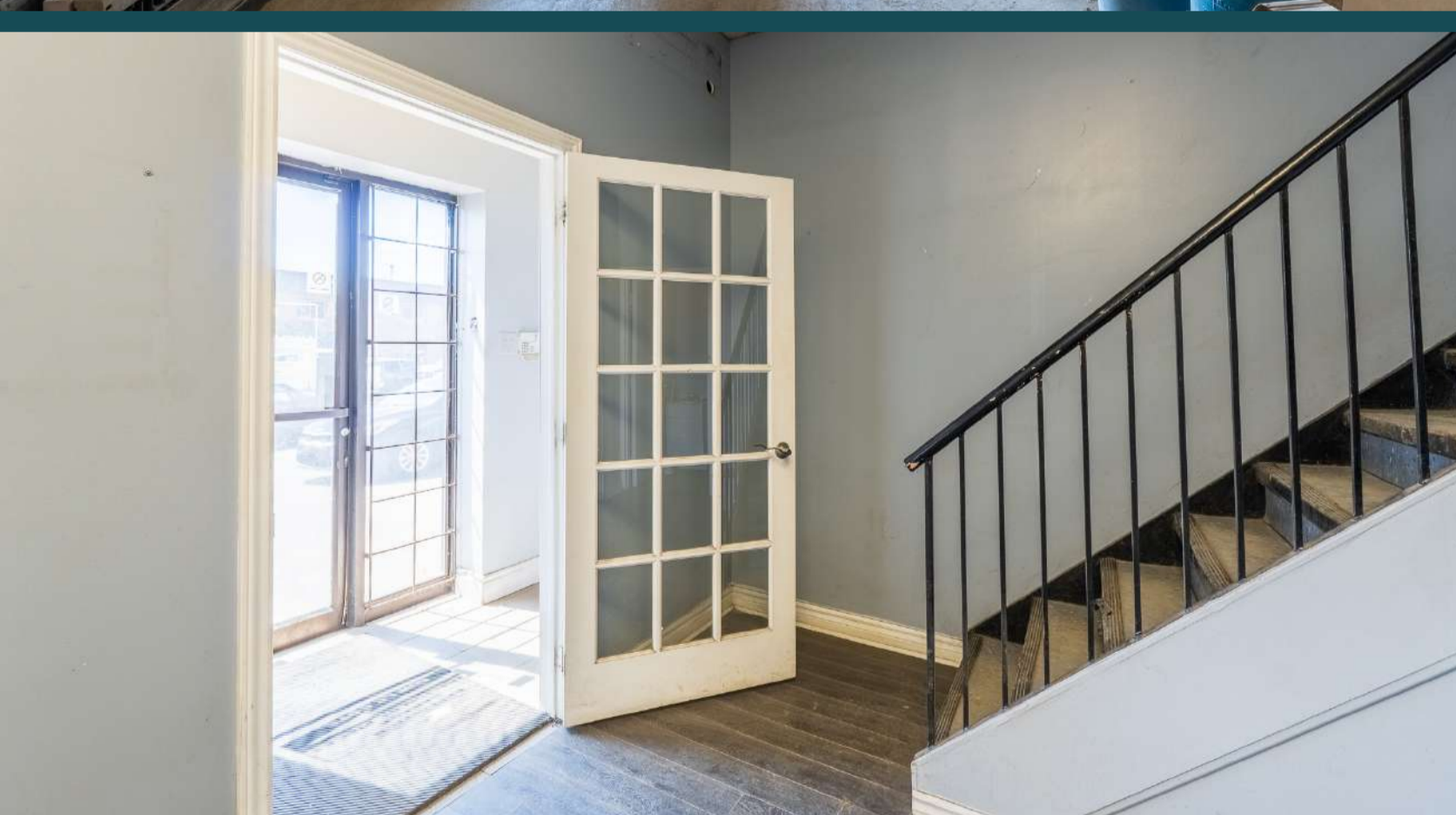
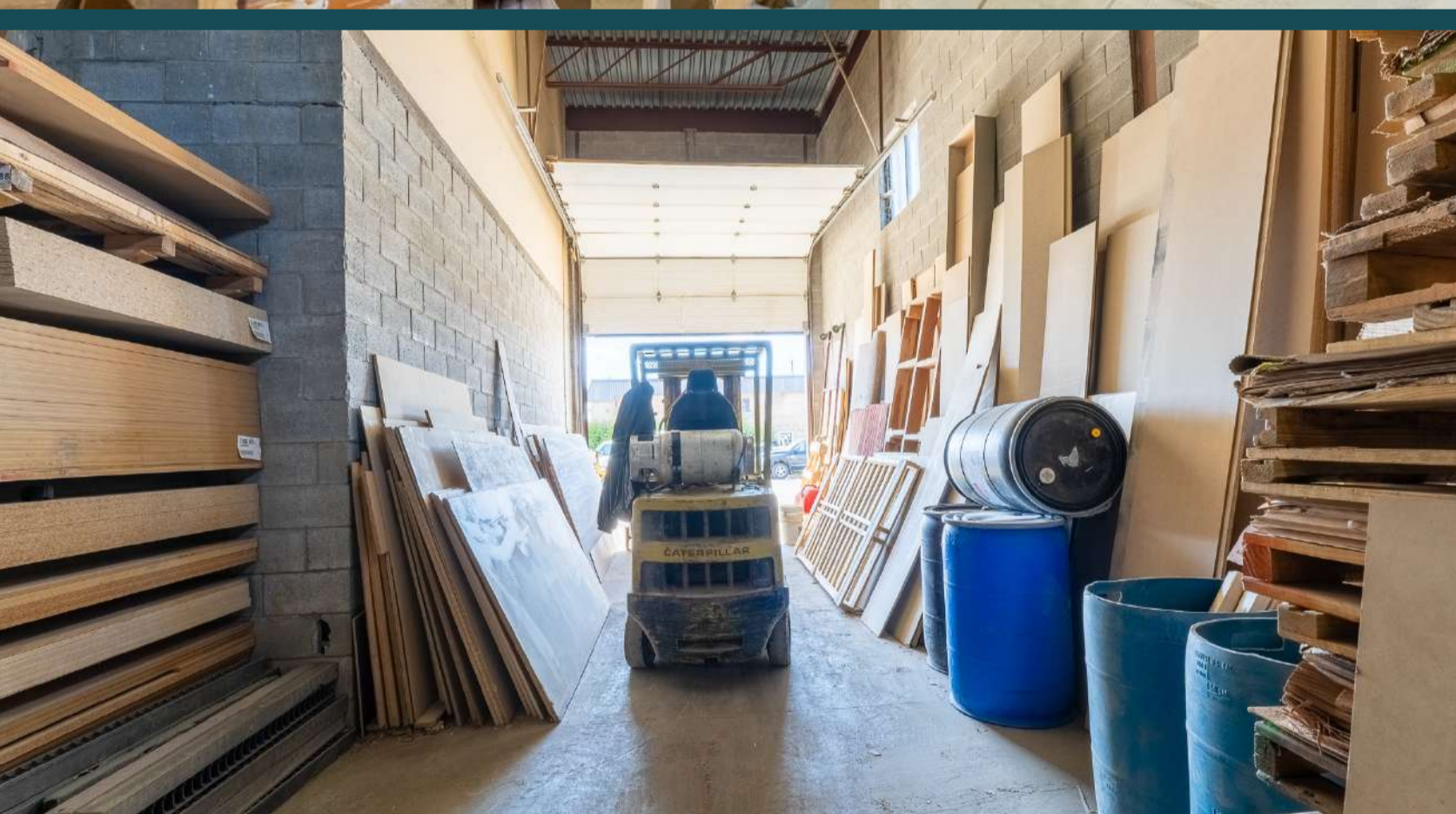
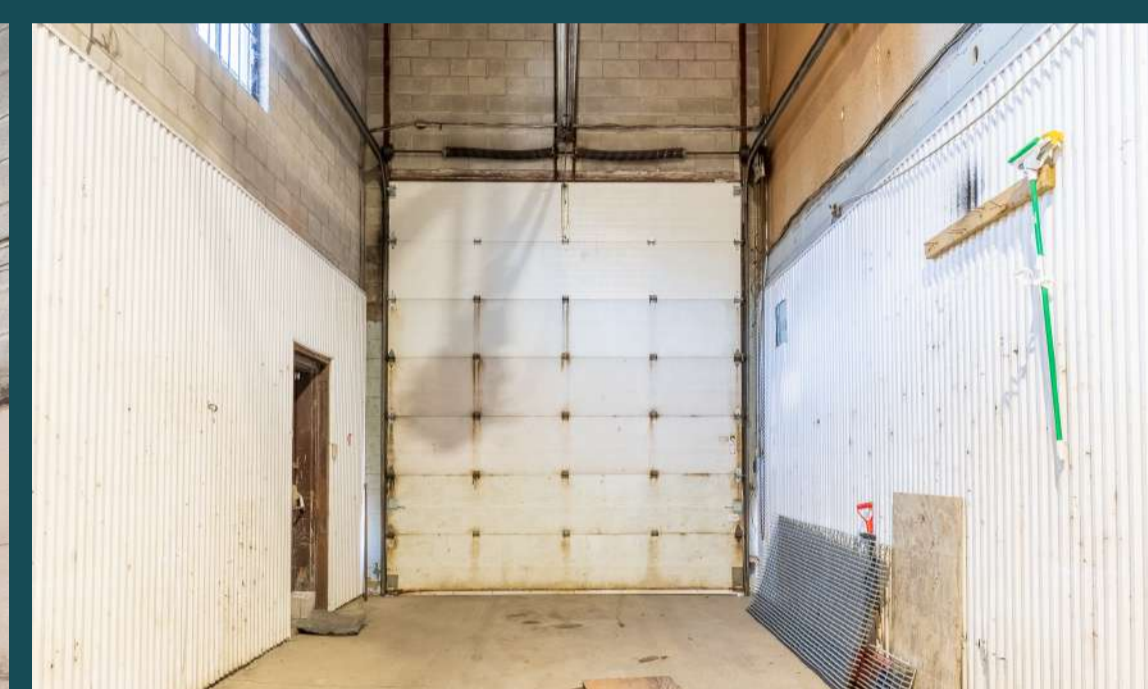
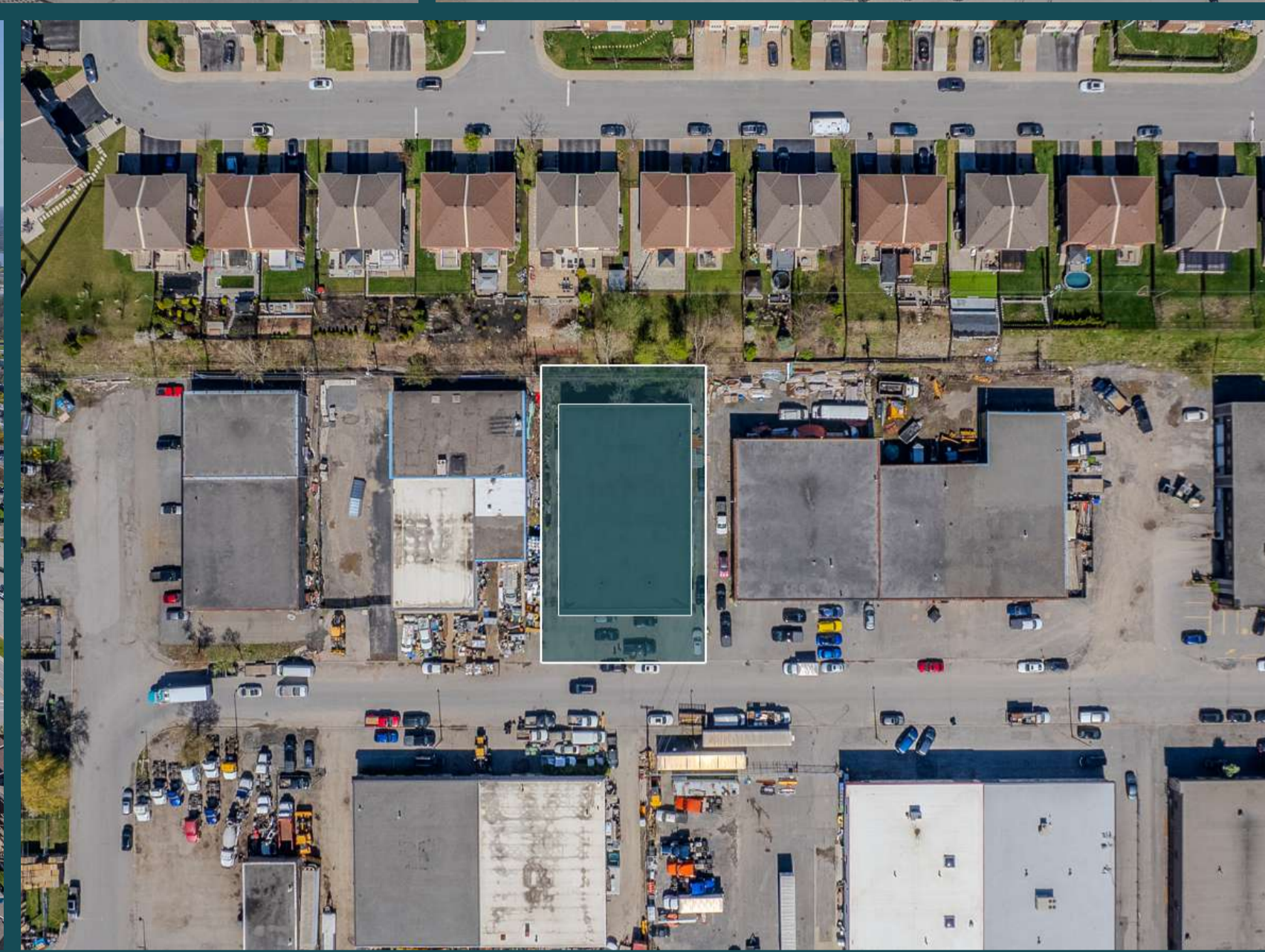
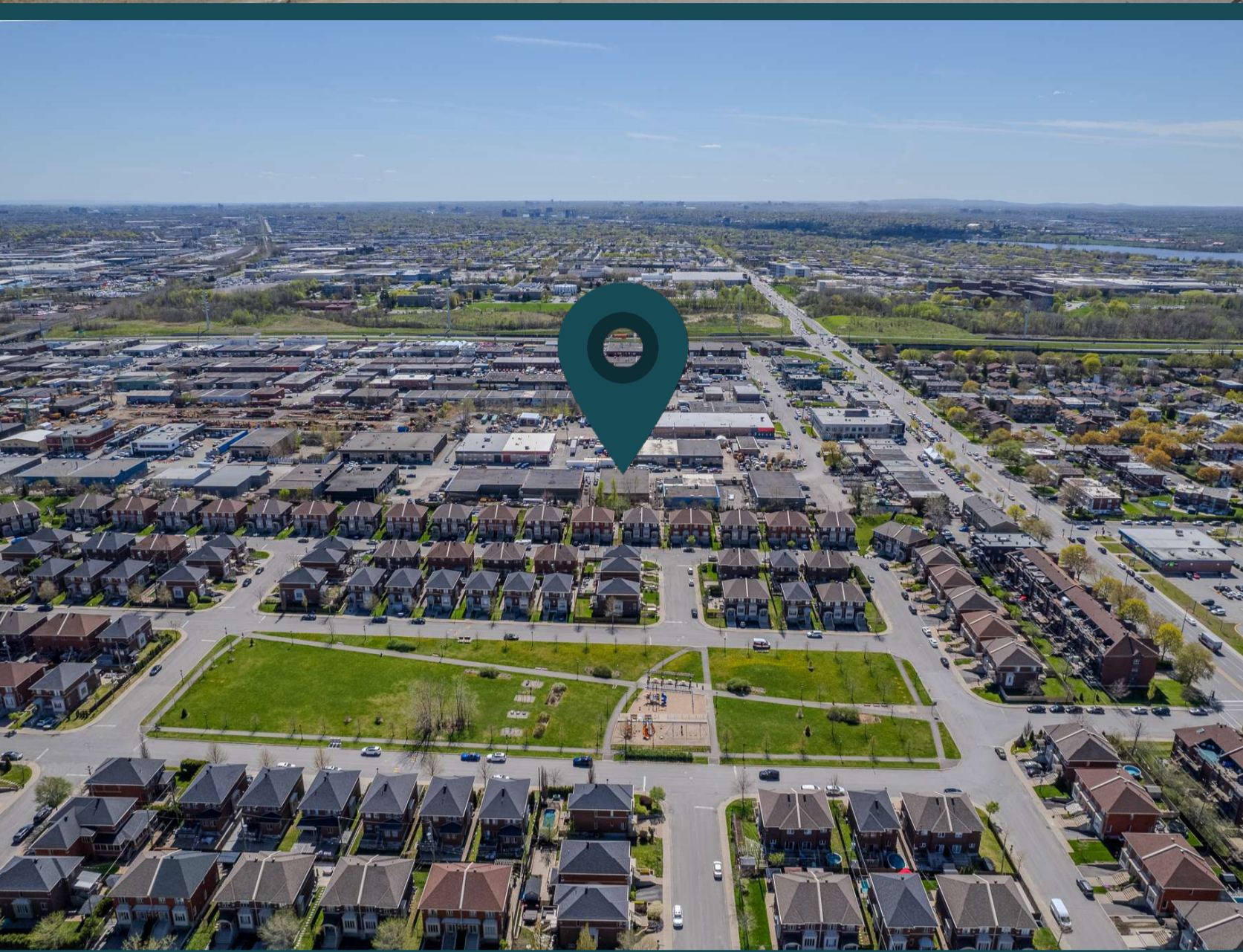
LOCATION

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