

# For Sale

INDUSTRIAL MULTI-TENANT  
OPPORTUNITY

34,039 SF

620-630

McCaffrey Street,  
Saint-Laurent, QC



Marcus & Millichap

# PROPERTY DETAILS

**Address** 620-630 McCaffrey Street, Saint-Laurent, Québec

**Lot Number** 1 238 627

**Year of Construction** 1975

<b>Building Area</b>	620 McCaffrey St:	17,539 SF
	630 McCaffrey St:	16,500 SF
	<u>Total:</u>	<u>34,039 SF</u>

**Office Area** 4,903 SF

**Warehouse Area** 29,136 SF

**Land Area** 61,494 SF

**Ceiling Height** 19'

**Truck Level Doors** 4

**Drive-In Doors** 3

**Zoning** I4-004



## PROPERTY ASSESSMENT VALUE

Building	\$2,023,500
Land	\$1,971,200
<b>Total</b>	<b>\$3,994,700</b>

## PROPERTY TAXES

Municipal Taxes	\$86,755.66
School Taxes	\$ 2,471.31
<b>Total Taxes</b>	<b>\$89,226.97</b>

# INVESTMENT HIGHLIGHTS



Centrally located in one of the most established industrial corridors in Montreal



Immediate access to Highways 13, 15, 20, 520 and the Trans-Canada, allowing efficient island-wide and regional distribution



Proximity to Montréal–Trudeau International Airport, supporting logistics, freight, and aviation-related operations



Positioned within a dense, mature industrial and commercial node



Strong public transportation access supporting employee commuting



Combination of dock-level and grade-level loading



Strong site circulation with parking and access on three sides of the building



Flexible layout suitable for manufacturing, warehousing, distribution, and showroom-based users



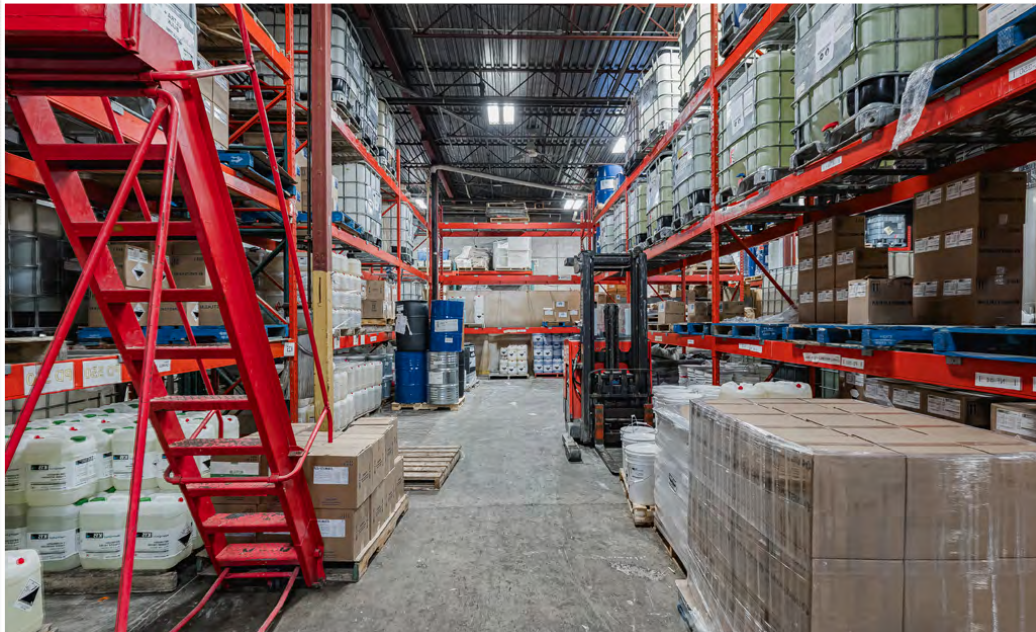
Located within one of the region's strongest employment corridors, supporting long-term tenant demand



Limited availability of comparable industrial assets in this immediate submarket



# PHOTO GALLERY



# LOCATION OVERVIEW



Public Transit (Bus Routes) 175, 196, 216, 174, 409, 100, 376		
Highways 13, 40 and 520	4 min	1.7 km
Montreal Trudeau International Airport	6 min	5.5 km
CP Railway Lachine Intermodal Terminal	13 min	6.1 km
Marie-Curie Station / future REM	10 min	5 km

# CONTACT US

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