



## FOR SALE FOR LEASE

878-880 Principale Street  
Saint-Blaise-sur-Richelieu

→ 2 750 000 \$

Lease : ±7\$ / sq. ft.

**Commercial / Industrial Property Approximately 39,800 sq. ft.  
Situated on a 92,121 sq. ft. lot**

**Sylvain Dupré**

Commercial and Industrial Real Estate Brokerage  
514.910.9376 | [venduesylvaindupre.com](mailto:venduesylvaindupre.com) | [sylvaindupre.com](http://sylvaindupre.com)

 ROYAL LEPAGE<sup>MD</sup>  
**COMMERCIAL**<sup>MC</sup>

## INFORMATION

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Lot</b>                 | 5271414                          |
| <b>Zoning</b>              | Commercial / industrial          |
| <b>Year Built</b>          | 1974                             |
| <b>Building 880</b>        | ± 20 000 sq. ft.<br>Two storeys  |
| <b>Building 878 (Dome)</b> | ± 10 800 sq. ft.                 |
| <b>Building 878A</b>       | ± 9 000 sq. ft.                  |
| <b>Lot Size</b>            | 92 121 sq. ft.                   |
| <b>Electrical Service</b>  | 1 200 A / 600 V<br>400 A / 600 V |
| <b>services</b>            | Private well & municipal sewer   |
| <b>Closing</b>             | 30 days                          |



## 2022 MUNICIPAL ASSESSMENT

|              |                  |
|--------------|------------------|
| • Land       | \$207 200        |
| • Building   | \$584 000        |
| <b>TOTAL</b> | <b>\$791 200</b> |

## 2026 PROPERTY TAXES

|              |                |
|--------------|----------------|
| • Municipal  | \$6 145        |
| • School     | \$571          |
| <b>TOTAL</b> | <b>\$7 716</b> |



- Located only 25 minutes from the U.S. border.
- Ideal for distribution, warehousing, manufacturing and logistics.
- Large lot offering extensive parking and outdoor storage potential.
- Ideal for an owner-occupier or investor.
- Flexible configuration suitable for a wide variety of industrial and commercial uses.



880 PRINCIPALE STREET, SAINT-BLAISE-SUR RICHELIEU

## HIGHLIGHTS







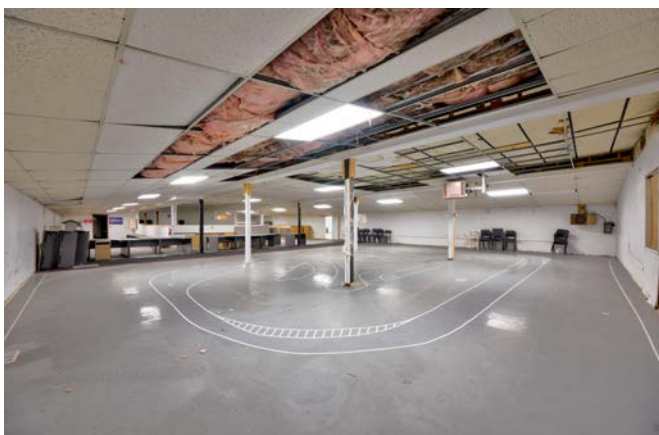
- Approximately 10,000 sq. ft.
- 2 grade-level doors
- 2 loading docks
- Bright showroom
- Office space
- Large versatile warehouse







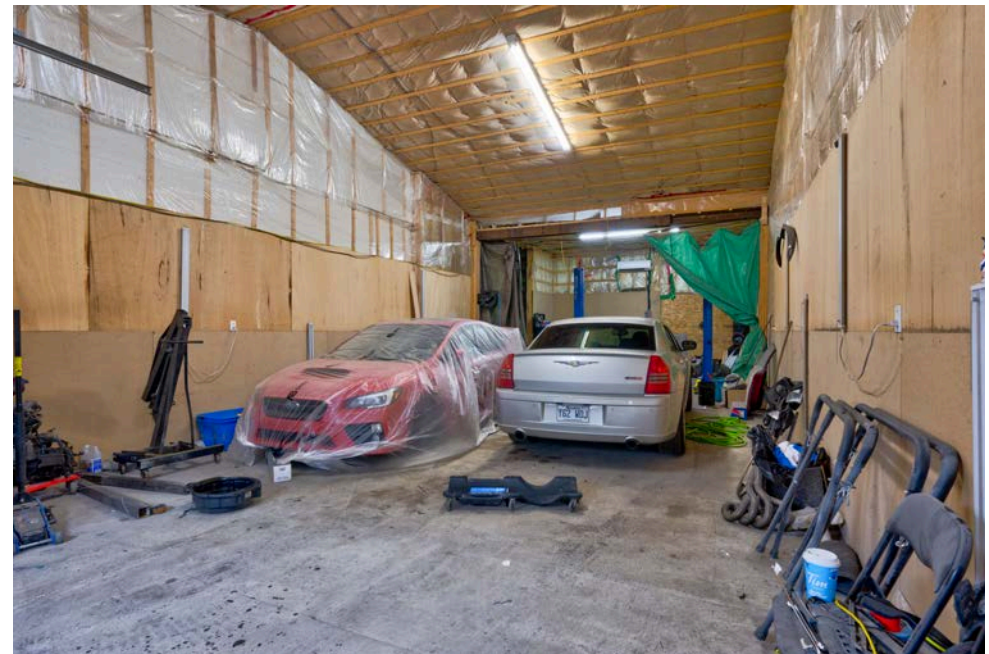








- Approximately 9,000 sq. ft.
- 1 loading dock
- 3 grade-level doors
- Flexible industrial space
- Efficient loading and unloading access





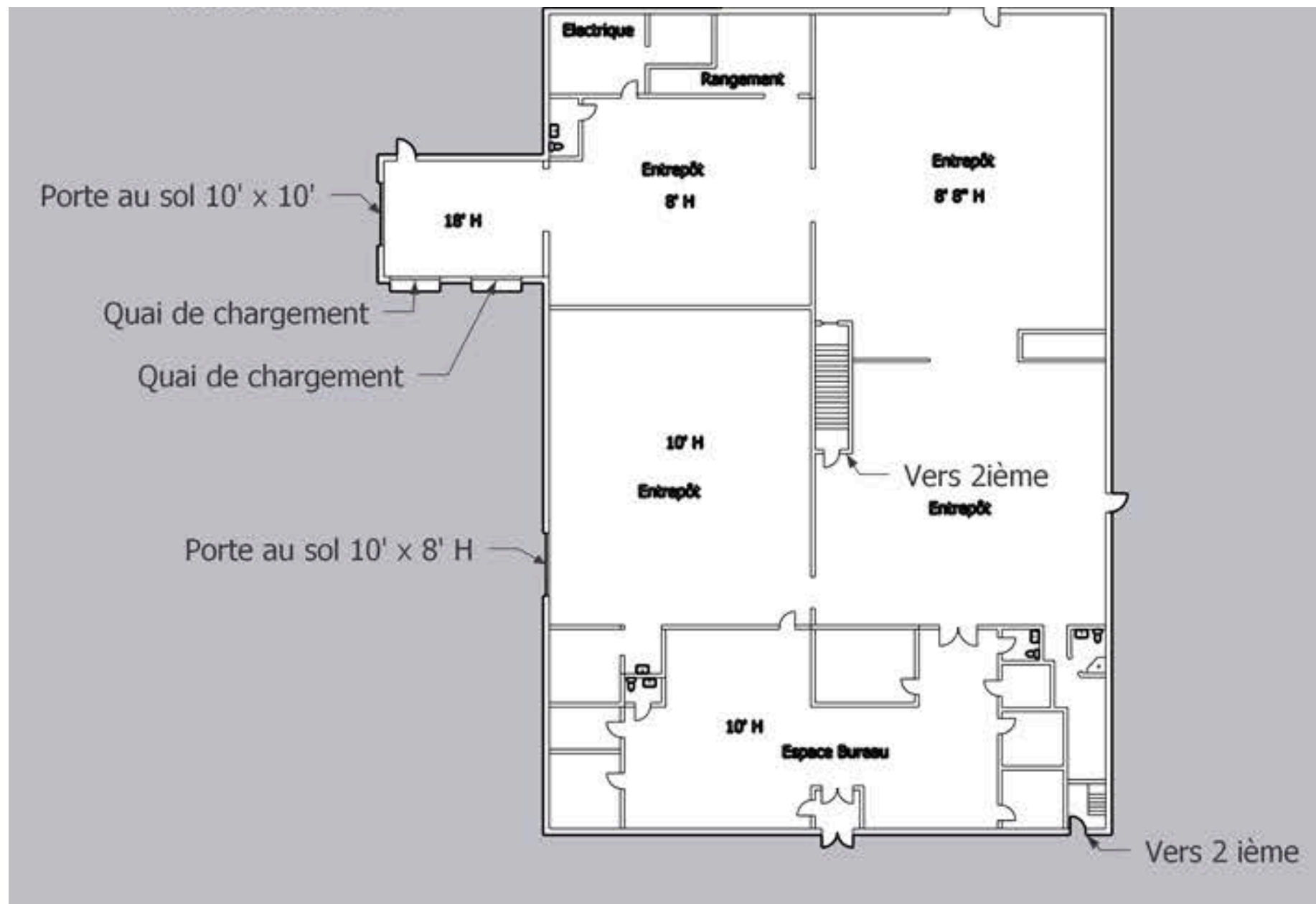


- Industrial dome of approximately 10,800 sq. ft. featuring a 22-foot clear height.
- Its fully open layout maximizes usable space and provides exceptional flexibility for a wide range of operations.
- Two grade-level doors provide efficient loading and unloading operations.
- ,200 A / 600 V electrical service
- A functional and versatile industrial building suitable for numerous commercial and industrial applications.



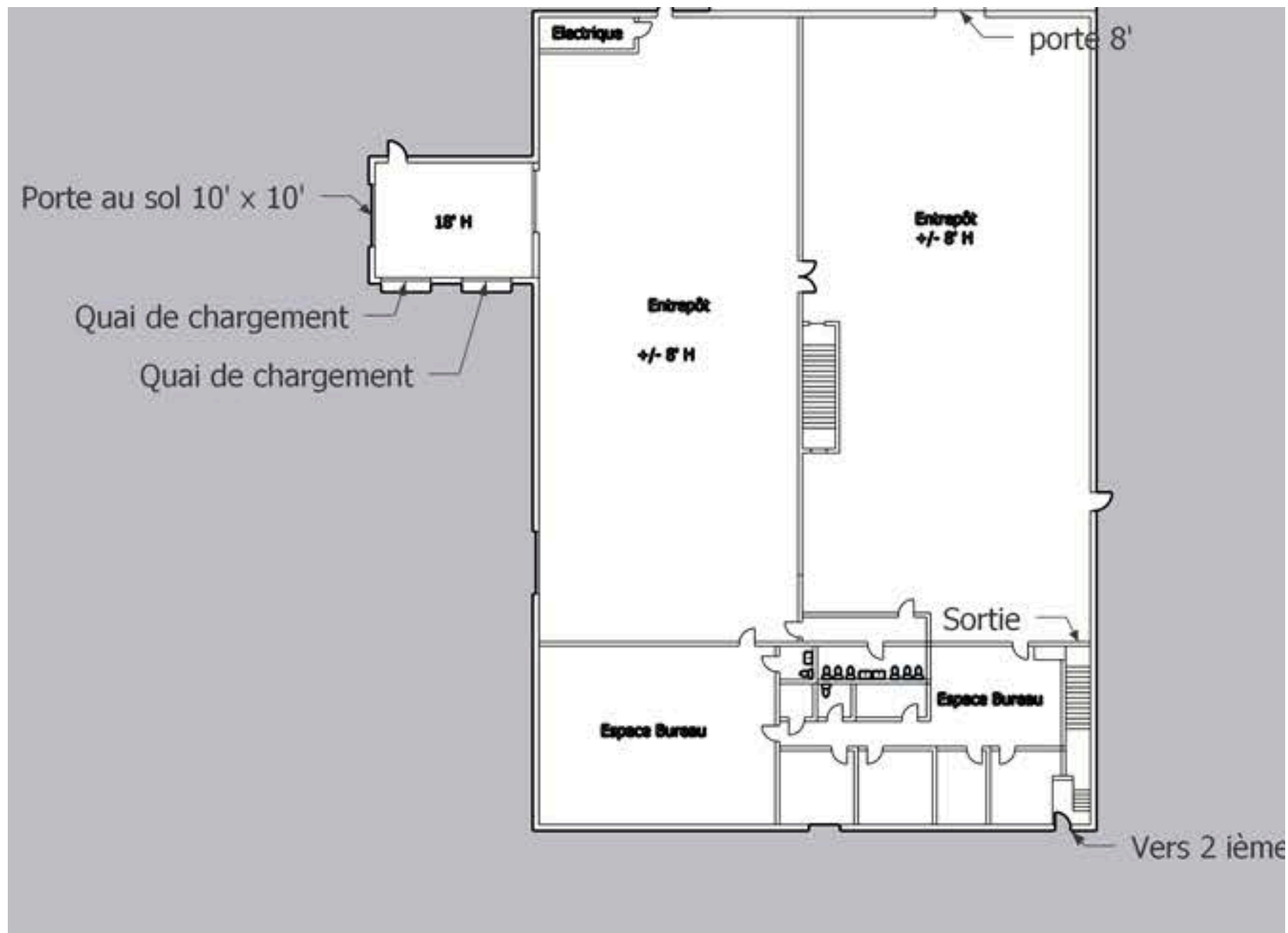


## FLOOR PLAN 880



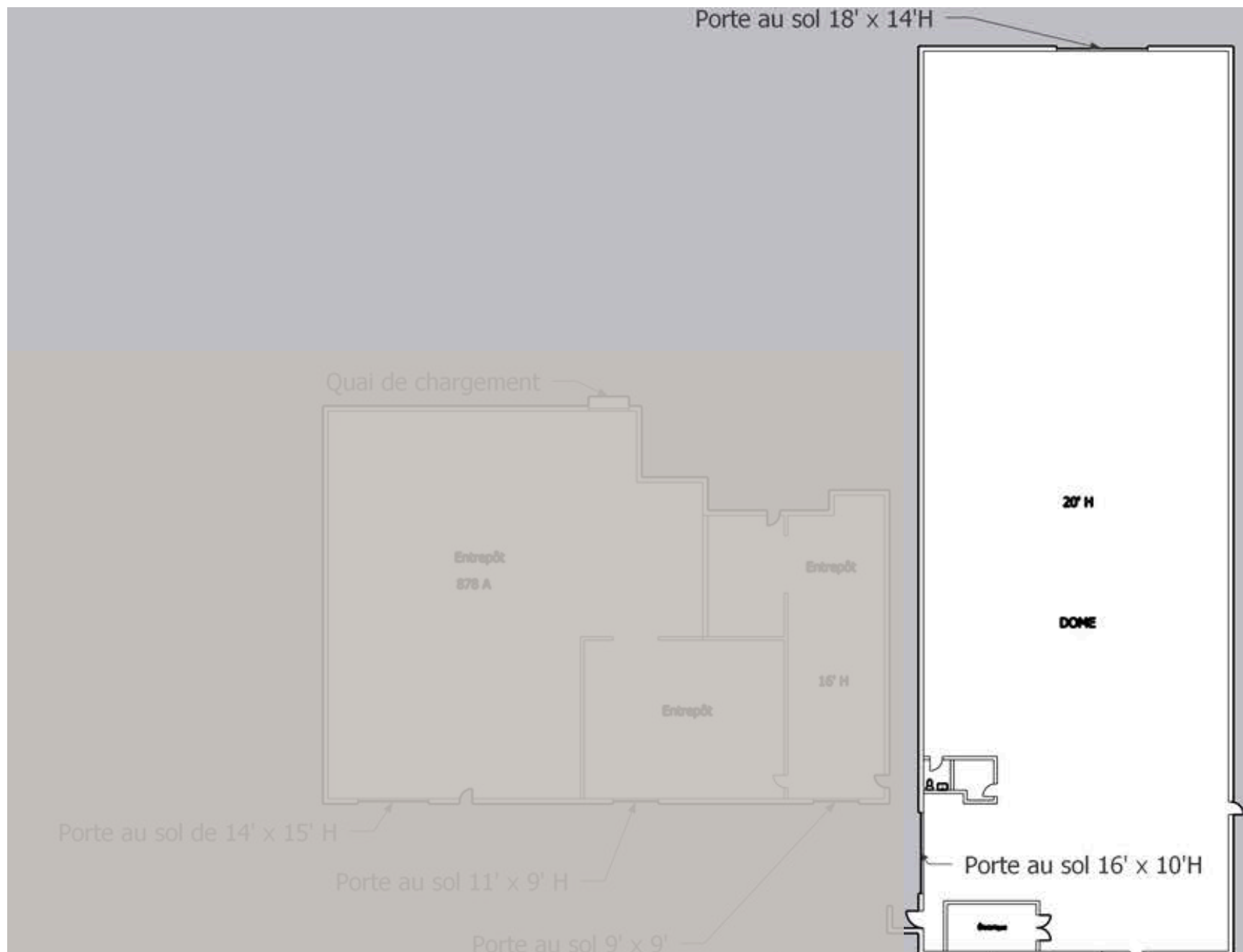


## FLOOR PLAN 880 2E



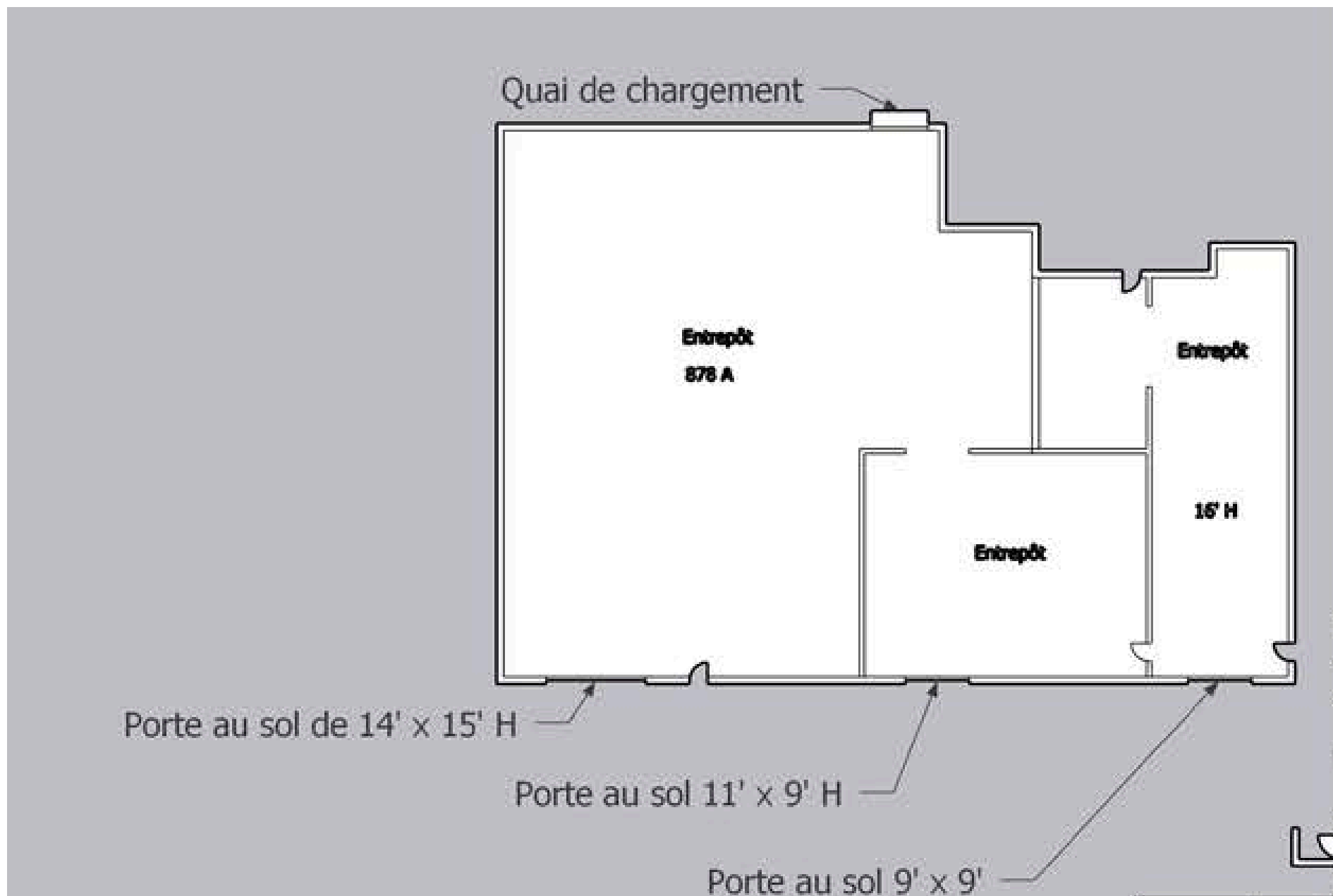


## FLOOR PLAN 878

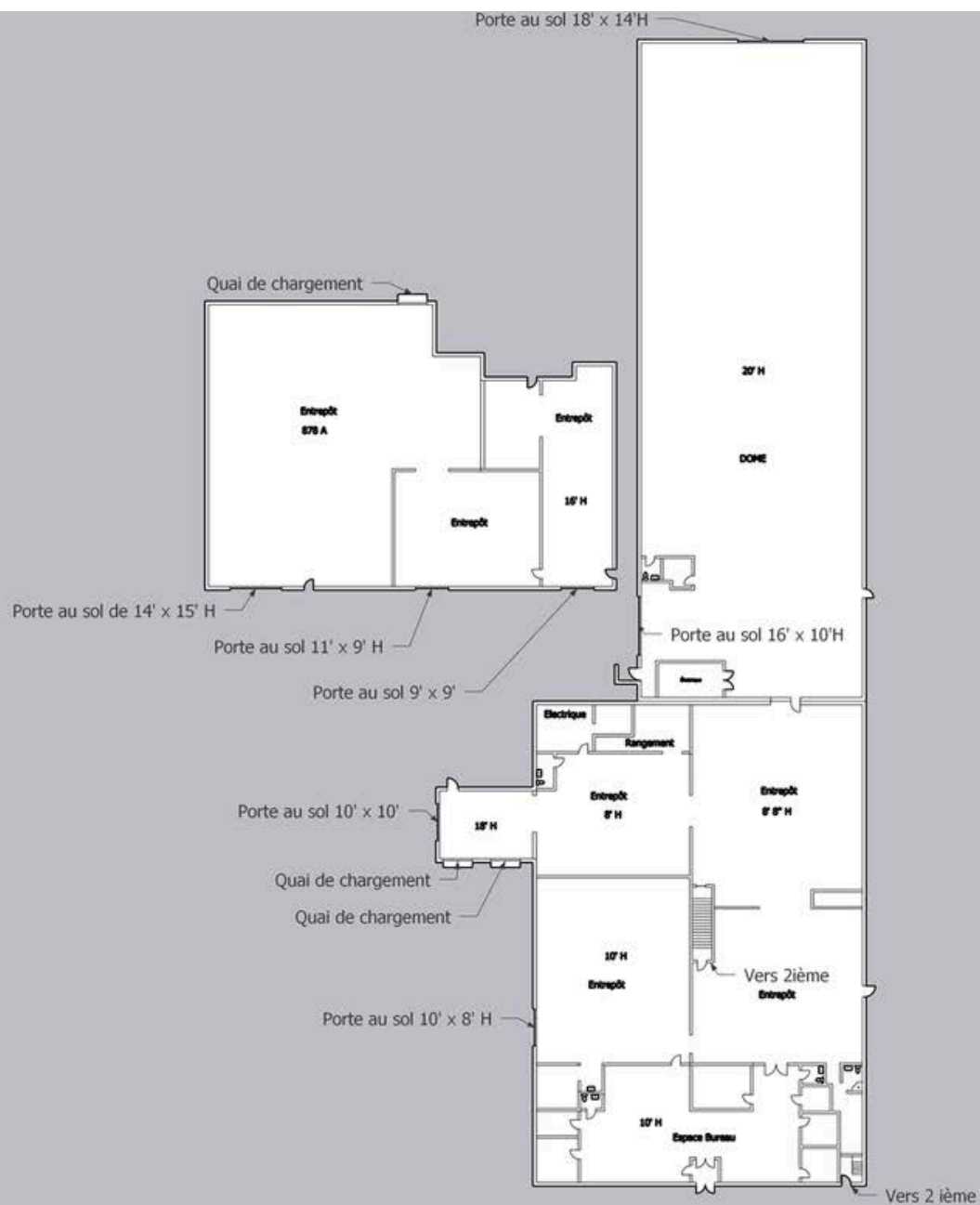




## FLOOR PLAN 878 A

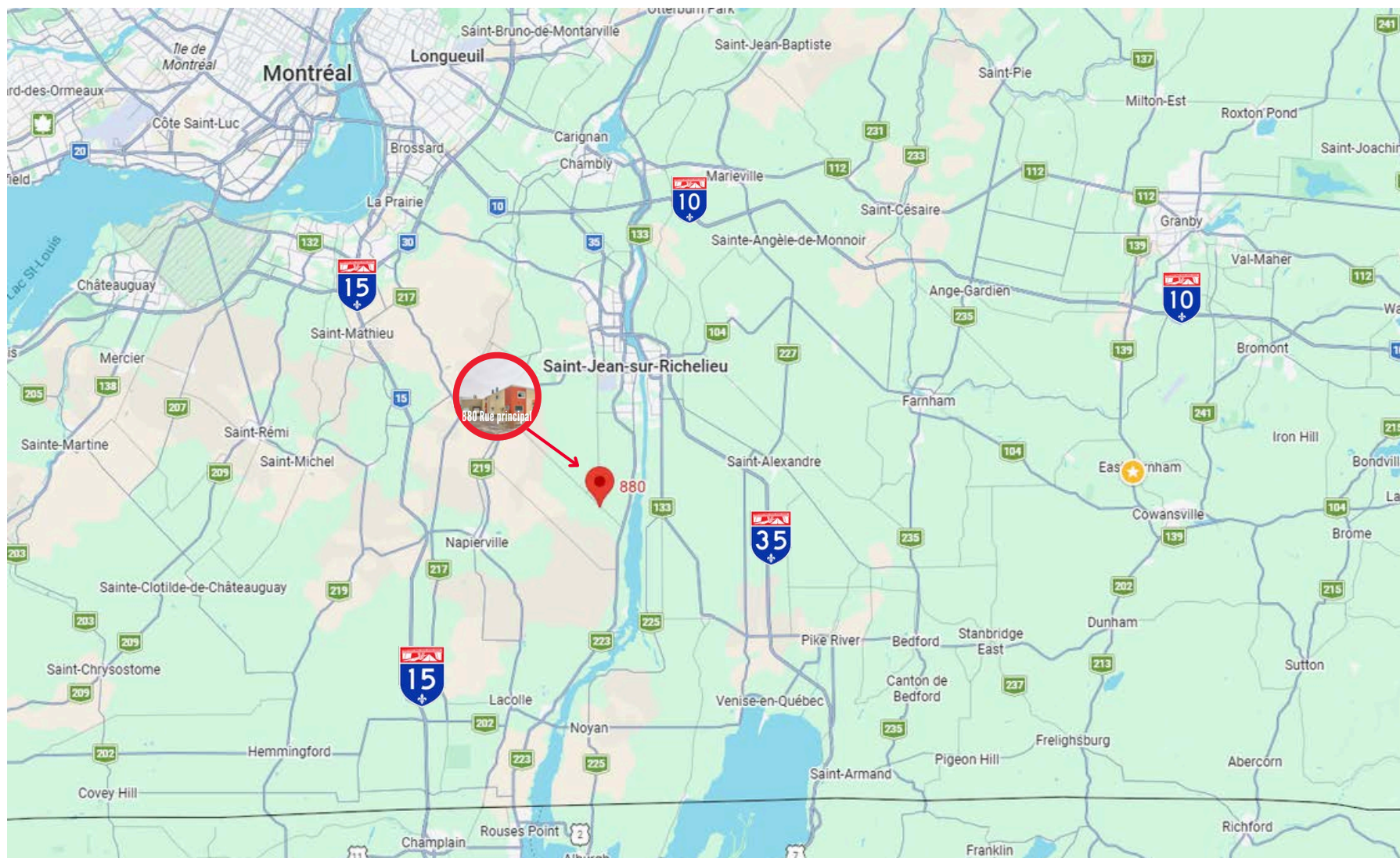


# FLOOR PLAN GLOBAL





**778-880 PRINCIPAL STREET, SAINT-BLAISE-SUR RICHELIEU**





**SYLVAIN DUPRÉ**

REAL ESTATE BROKER  
RESIDENTIAL | COMMERCIAL | INDUSTRIAL

**514 910-9376**

[vendu@sylvaindupre.com](mailto:vendu@sylvaindupre.com)





