



INVESTMENT OPPORTUNITY

# Prime Industrial Building in Châteauguay

## For Sale

226 INDUSTRIEL BLVD., CHÂTEAUGUAY, QC

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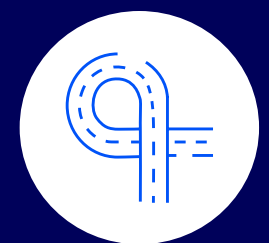
# Location Overview

## 226 Industriel Blvd, Châteauguay, QC

Located at 226 Industriel Boulevard in Châteauguay, this industrial property offers a prime location in the heart of the city's industrial park. With direct access to Highway 30, it ensures seamless connectivity to major transportation routes, optimizing logistics operations. The area is experiencing strong growth, driven by significant investments, including a planned eco-friendly industrial park. A perfect opportunity for businesses looking to thrive in a dynamic and expanding market.



### Key Highlights



Close proximity  
to **highways 30 & 132**



12 minutes away  
from **Montreal**



Close to many services  
& **restaurants**



# Property Overview

Total Area	± 74,657 SF
Warehouse Area	± 61,657 SF
Office Area	± 13,000 SF (on two floors)
Clear Height	27'
Shipping	4 TL   6 DI
Column Span	39x29
Sprinklers	Yes
Lighting	LED
Heating	Gas heaters
Power	1600 A - 600V
Air Condition	Office and warehouse
Zoning	ZI.1-4087
Asking Price	Contact the brokers



## Tenant Information

- Lease Expiry: September 14, 2026

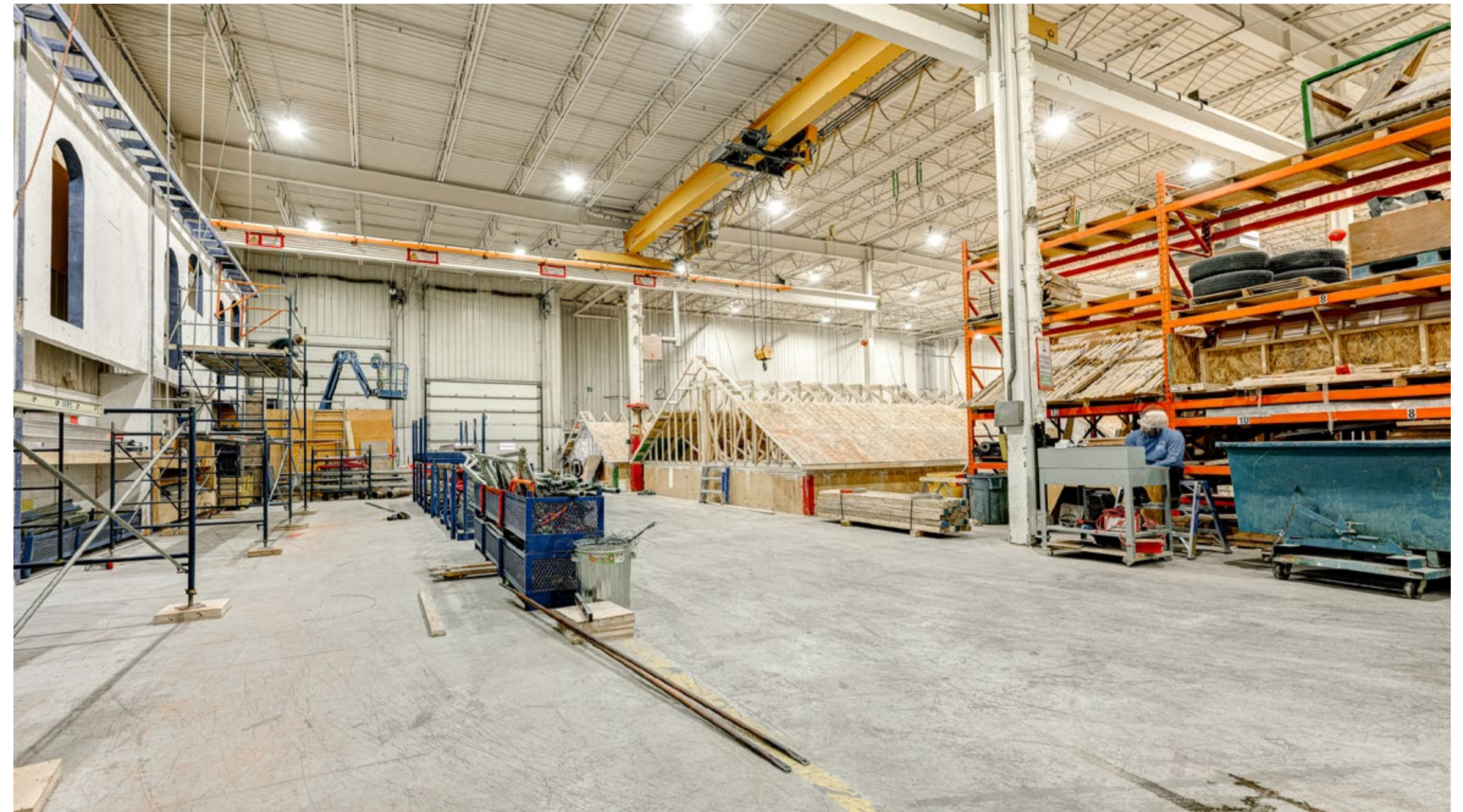
## Property Assessment Value & Taxes 2025

Building	\$8,720,800	Municipal Taxes	\$203,903.69
Land	\$2,924,900	School Taxes	\$7,052.17
Total	\$11,645,700	Total Taxes	\$210,955.86



# Property Photos

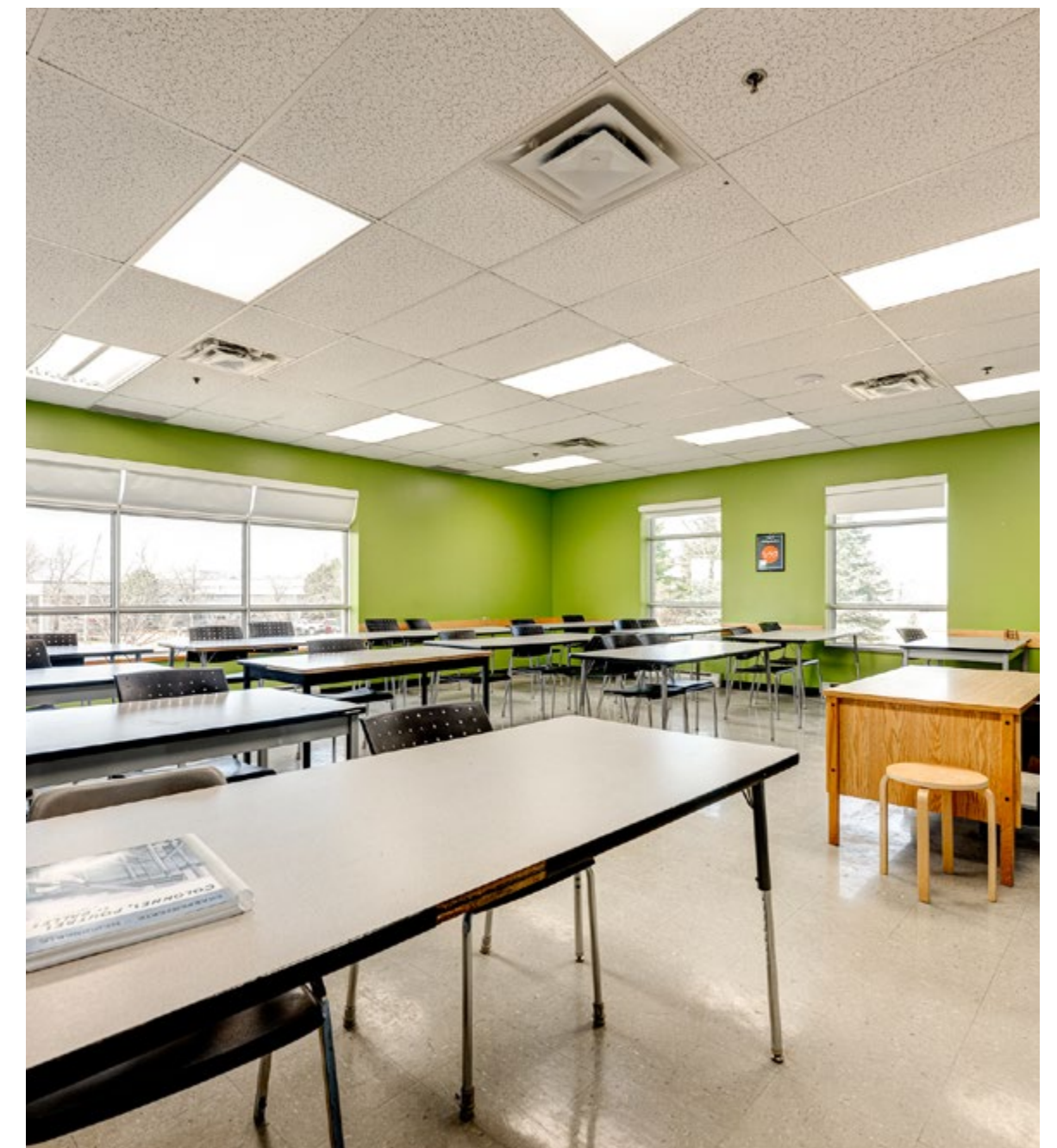
*(Warehouse)*





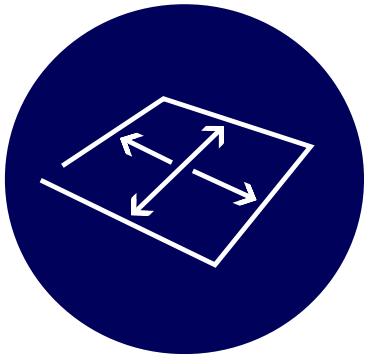
# Property Photos

*(Lobby, Gym & Offices)*





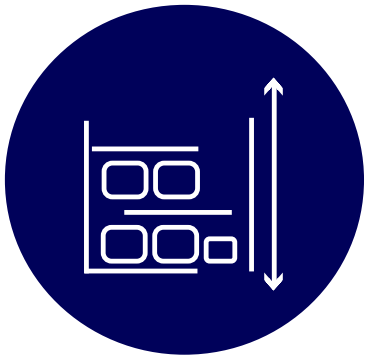
# Site Plan



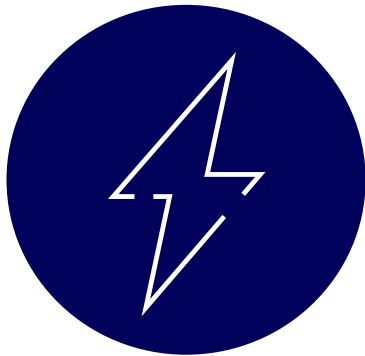
Total Area:  
± 74,657 SF



Shipping:  
4 TL | 6 DI

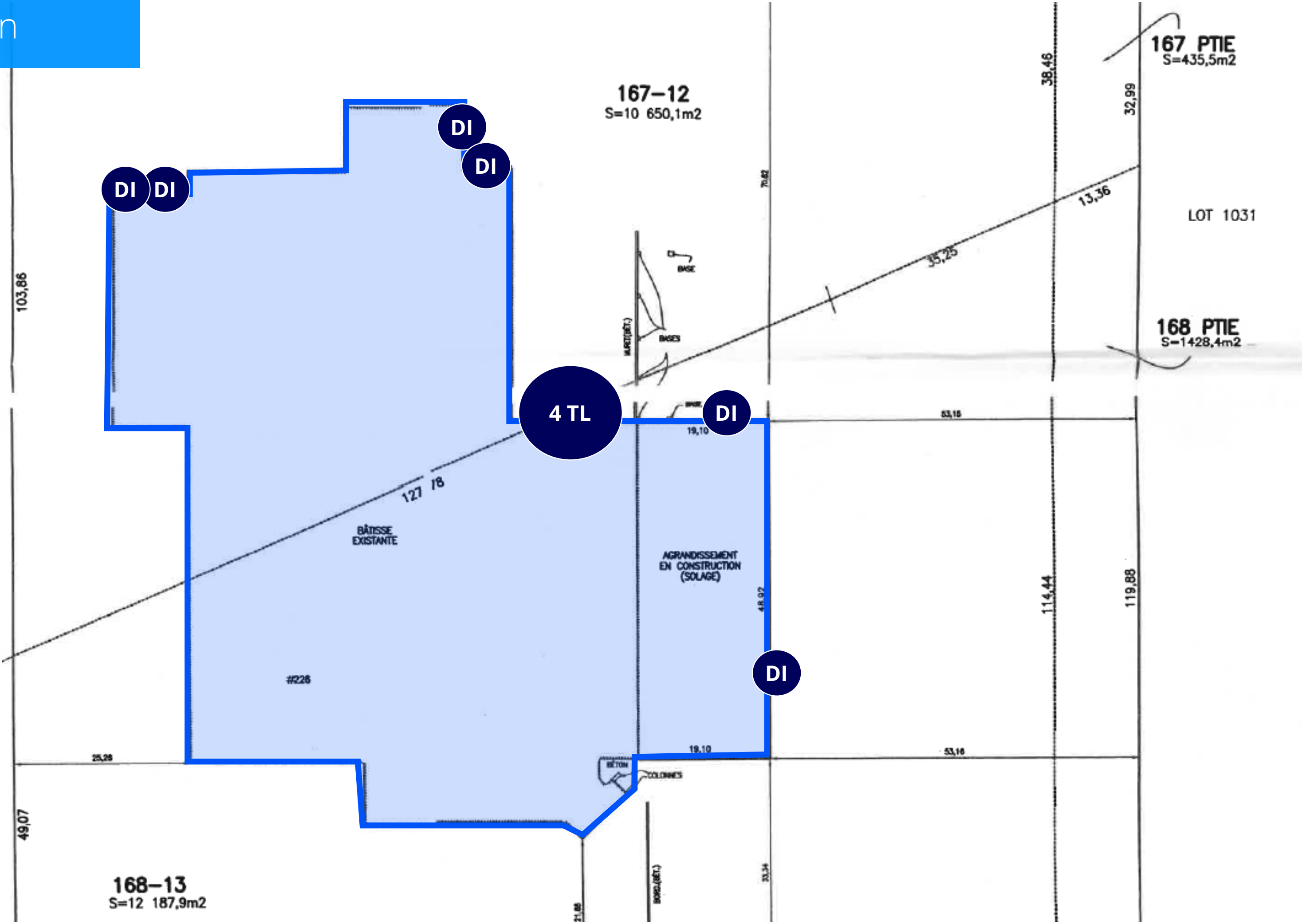


Clear Height:  
27'



Power:  
1600 A 600 V

## Plan



# Nearby Amenities



## Amenities within a 10 min drive



20+ Restaurants



15+ Retail Shops



10 Banks



5 Gas Stations

## DEMOGRAPHIC DATA



Traffic Count:  
50,000 - 100,000 cars



Average Household\*:  
228,200



Average Income\*:  
\$112,127

\*15 kms radius





# Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this offering.

**Confidentiality Agreement**

Tenant has restauration obligations including removal of specialized installations at the rear of the property

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