

savills

FOR SALE & LEASE

920 ANDRÉ-LINÉ STREET, GRANBY, QC

**37,500 SF INDUSTRIAL BUILDING
ON 253,060 SF OF LAND**



Property Highlights

- 4,000 Amp electrical entry
- Extra land for future expansion
- Ideal office to warehouse ratio
- Property includes 2 cranes (2 tons)
- Strategically located to serve the eastern regions and surrounding cities including the South Shore of the Greater Montreal Area
- Near CITIG (services to manufacturing companies, industrial incubator)



Property Details

Total building area	37,500 sq. ft.
Office area	4,000 sq. ft.
Warehouse area	33,500 sq. ft.

Land area **253,060 sq. ft.**

Lot numbers	1 402 377
Clear height	19- 40'
Year built	1975
Shipping doors	2 truck-level 1 drive-in door
Zoning	Industrial (IH041)
Electricity	4,000 Amps

Financial Information

MUNICIPAL EVALUATION

Land	\$1,086,800
Building	\$564,200
Total	\$1,651,000

TAXES (2023-2024)

Municipal	\$39,042.79
School	\$1,532.15
Total	\$40,574.94

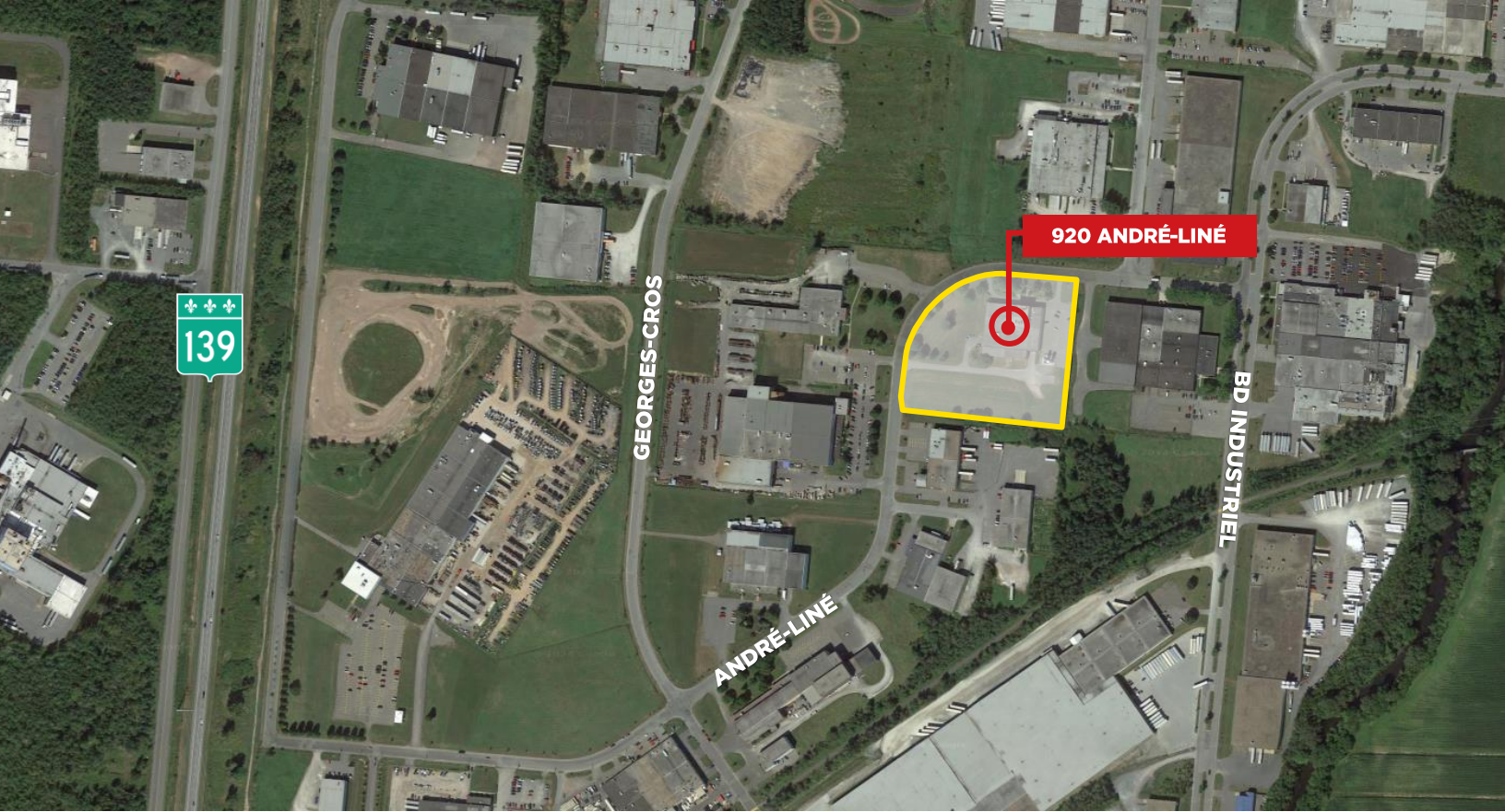


**LEASING RATES &
SALE PRICE
CONTACT BROKERS**

Clear height 40'

Clear height 19'





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