



FOR SALE

COMMERCIAL · INDUSTRIAL · OFFICES

2251 Papineau Avenue,
Montréal

→ \$2,250,000

RARE OPPORTUNITY - INDUSTRIAL / COMMERCIAL BUILDING
± 7,500 sq ft of total area - In the heart of Montréal

Sylvain Dupré

Commercial - Industrial Real Estate Broker

514.910.9376 | vendu@sylvaindupre.com | sylvaindupre.com

 ROYAL LEPAGE^{MD}
COMMERCIAL^{MC}

- Strategic location in the heart of Ville-Marie, only 1 km from downtown and one minute from the Jacques-Cartier Bridge.
- Close to all services and amenities, this site offers unmatched accessibility.
- Several on-site parking spaces available.



POSSIBILITY TO ALSO ACQUIRE THE COMPANY STUDIO AIR M.S. FOR COMPLETE SYNERGY BETWEEN REAL ESTATE AND PRODUCTION.

Lot number	1 565 521
Zoning	Commercial • Industrial • Offices
Year built	1928
Gross floor area	7,500 sq ft
Land area	7,612 sq ft
Ground footprint	4,716 sq ft
Current occupant	Studio Air M.S. (video production agency) — option to purchase the business
Availability	30 days
deed of sale	



2026-2028 ASSESSMENT ROLL

• Land value	848 600 \$
• Building value	437 400 \$
TOTAL	1 286 000 \$

2025 PROPERTY TAXES

• Municipal taxes	31 291 \$
• School taxes	964 \$
TOTAL	32 255 \$

- Spacious offices – ideal for teamwork, with central air conditioning and plenty of natural light.
- Perfect for a growing company seeking expansion.
- A large storage area keeps everything organized, whether you work in production, distribution, or the creative industries.



- Large industrial space with an 18-foot ceiling
- A drive-in garage door, allowing direct loading and access for heavy equipment.
- Electrical power: 400 A | 600 V
- Alarm system



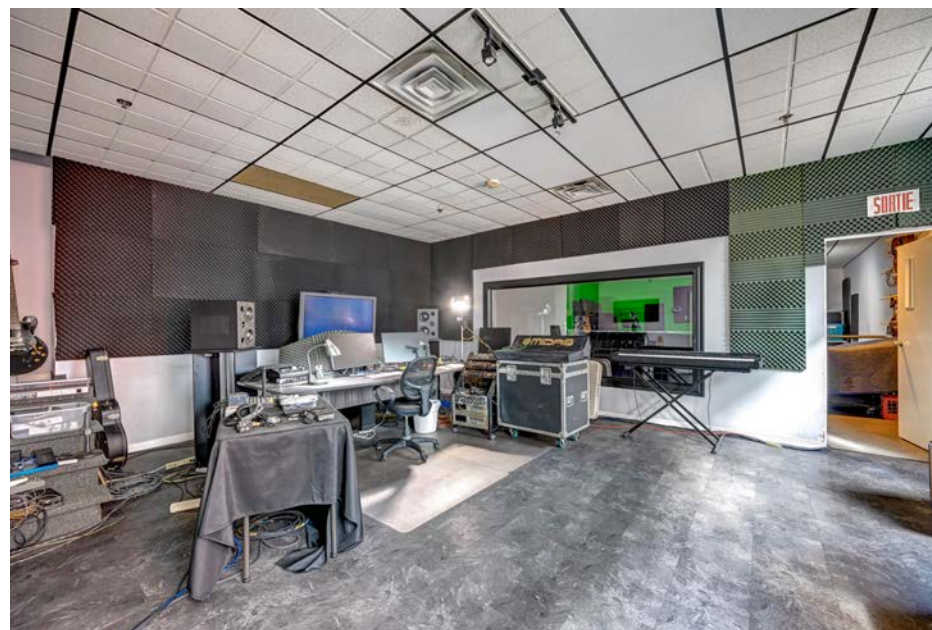
Studio Air M.S. is a video production agency established for over 25 years in Montréal. It offers complete services including concept design, filming, postproduction, and studio rental (editing rooms and filming spaces).

- Studio with green screen, 4K equipment, and professional lighting
- Postproduction, audio mixing, and special effects
- Equipment rental and shooting space
- Turnkey production for businesses, commercials, and institutional projects



2251 PAPINEAU AVENUE



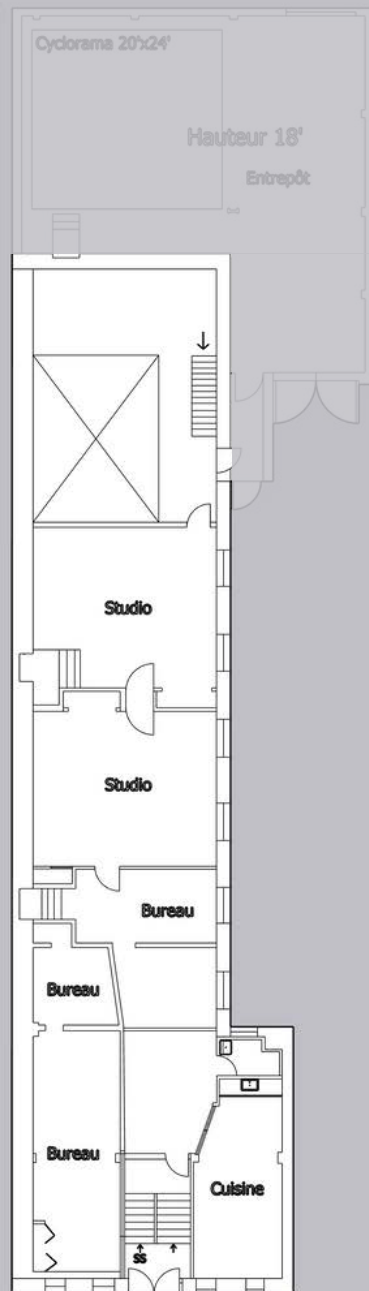




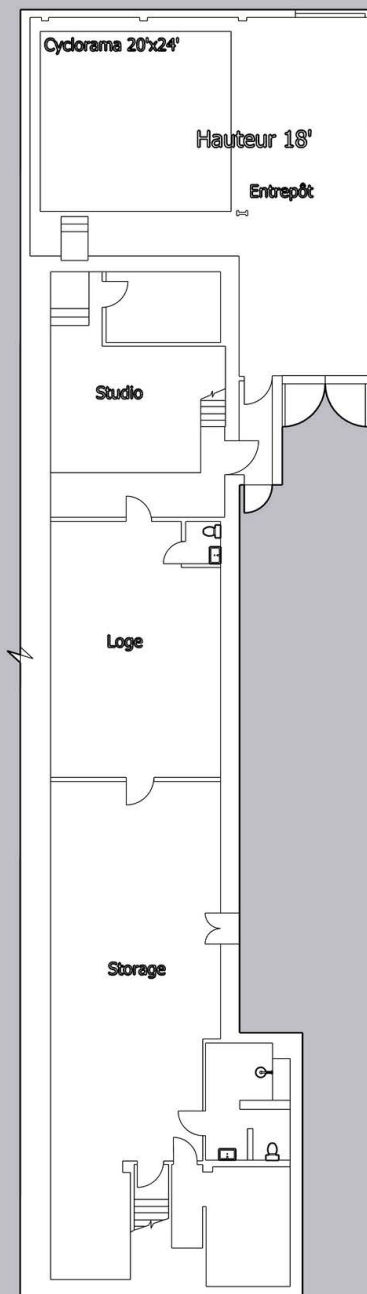


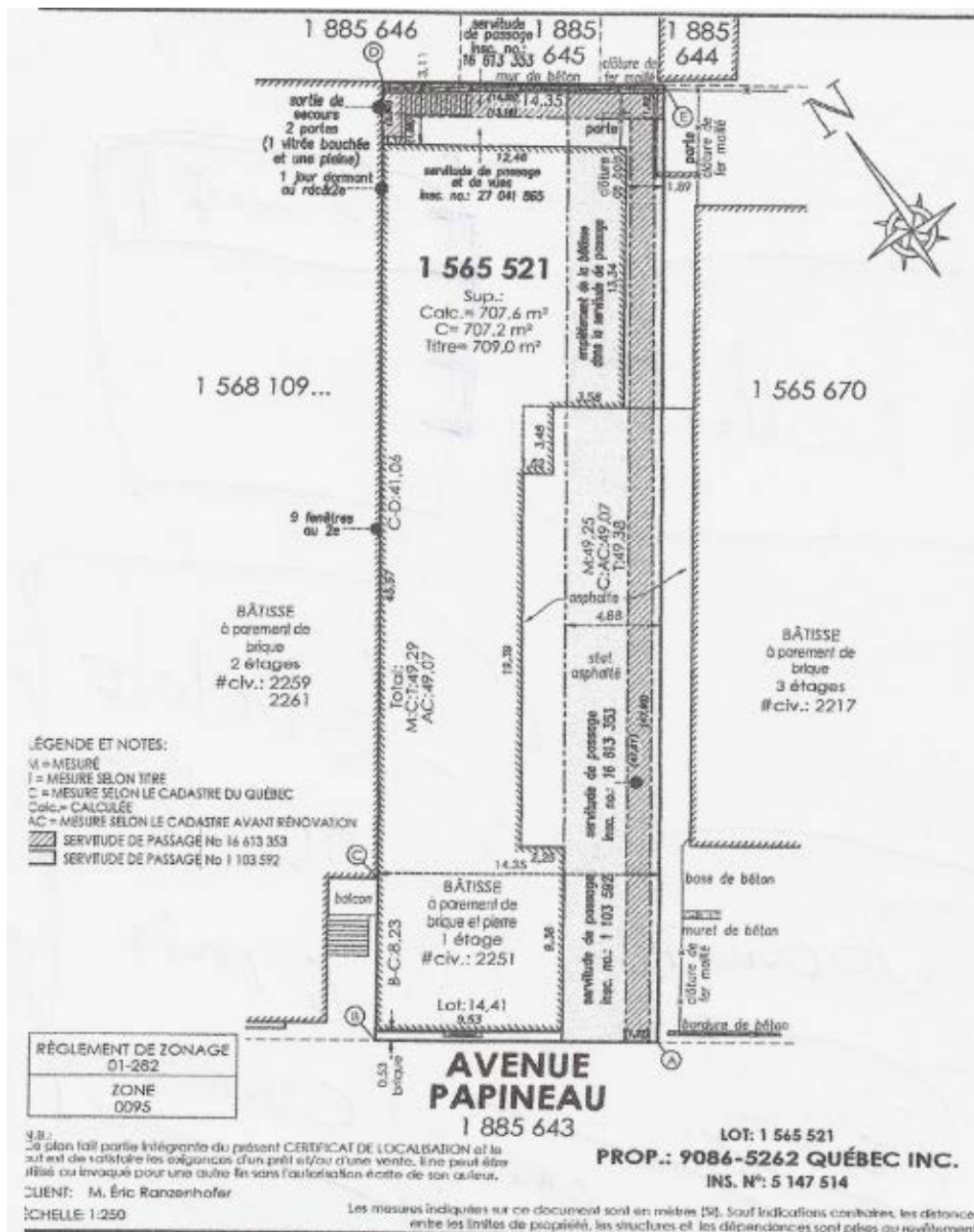


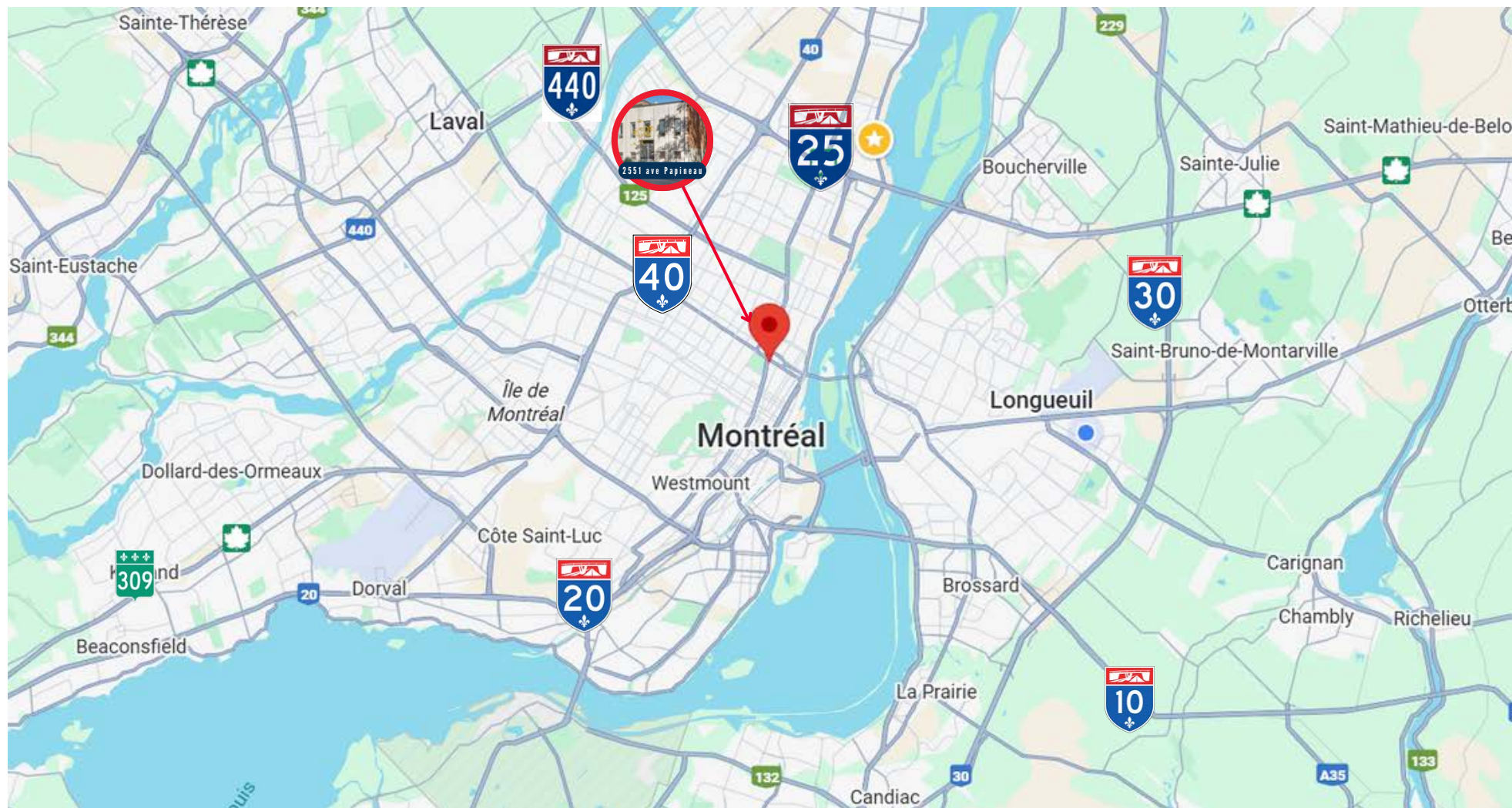
1ER



RDC









SYLVAIN DUPRÉ

RESIDENTIAL | COMMERCIAL | INDUSTRIAL REAL ESTATE BROKER

514 910-9376

vendu@sylvaindupre.com



