

9700 BOUL. PARKWAY MONTRÉAL (ANJOU) H1J 1P2

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Royal LePage® Patrimoine
527 Notre-Dame, Repentigny, QC
Independent and autonomous franchise

FOR SALE

INDUSTRIAL OPPORTUNITY

9700 BOUL. PARKWAY
MONTRÉAL, ANJOU H1J 1P2

\$9,999,000

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FEATURES

CENTRIS #27824861

Spacious Building	52,204 sq. ft. building on a 96,600 sq. ft. lot, ideal for industrial activities.
Versatile Use	Suitable for warehousing, manufacturing, distribution, leasing, and more.
Efficient Loading Dock Area	Equipped with 5 docks featuring 9-foot-high doors.
Office Space Included	10,000 sq. ft. of irregularly shaped office space, including a cafeteria.
Warehouse Area	42,000 sq. ft. with a ceiling height of 13.7 feet.
Ceiling Heights	10 to 12 feet in the office areas and 13.7 feet in the warehouse.
Electrical Supply	600-amp electrical system.
Strategic Location	Close to Highways 40 and 25.
Excellent Accessibility	Easy access to public transportation for employees and clients.
Well-Maintained Infrastructure	Designed to accommodate a potential second floor if needed.

Outdoor Storage Possibility	Large lot allowing for additional outdoor storage.
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This property represents an excellent opportunity for expansion or strategic investment. Contact us for more details or to arrange a private visit.