

8295-8305

Rue du Creusot

SAINT-LÉONARD, MONTRÉAL



INDUSTRIAL BUILDING

FOR SALE OR FOR LEASE



VIDEO



FEATURES

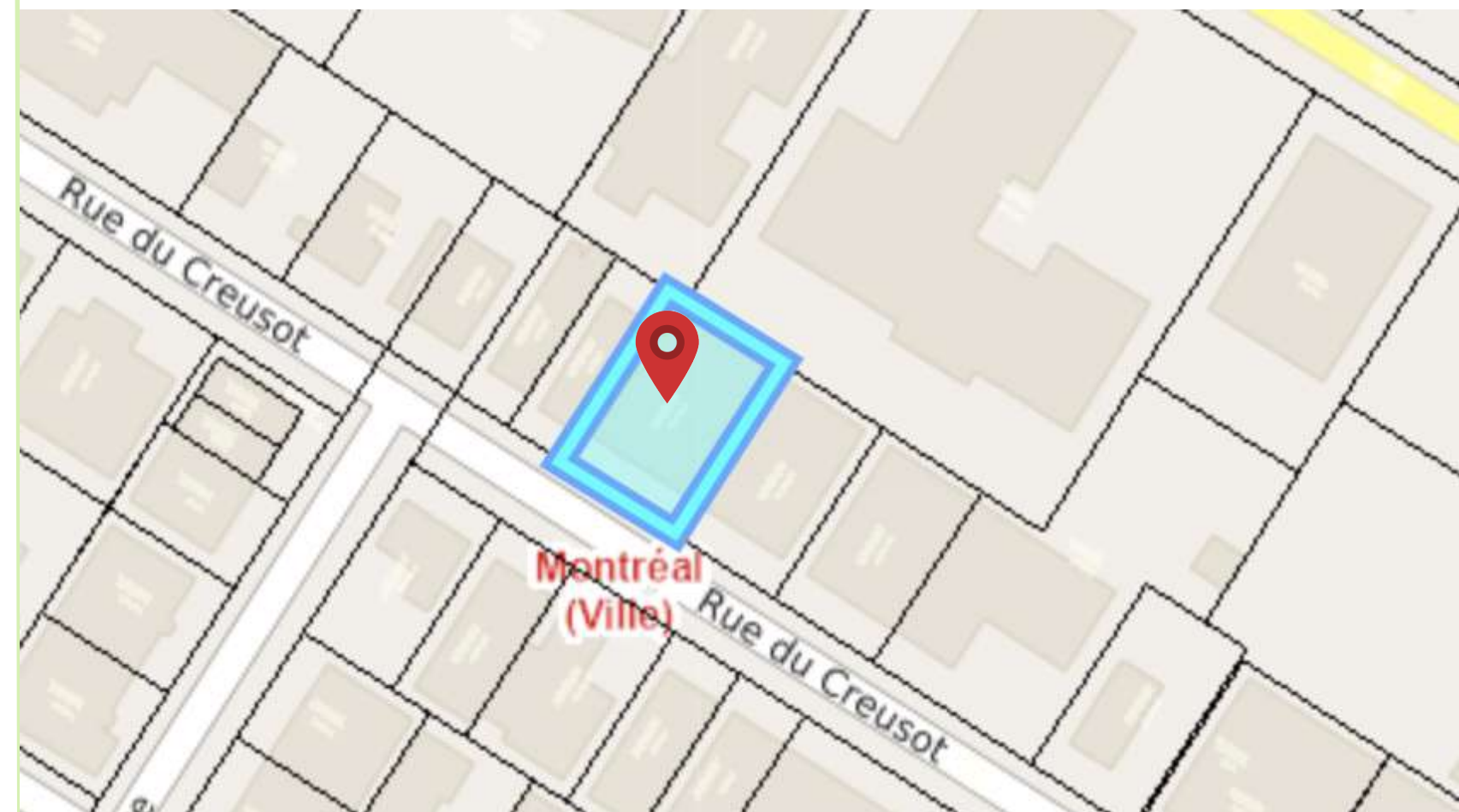
- Located in the sought-after industrial park of Saint-Léonard
- Strategically located in close proximity to highway 40 and highway 25, as well as main artery boulevards such as: Langelier, Jarry, Jean-Talon, Lacordaire, and Henri-Bourassa.
- Building divided into 2 two units with separate meters and addresses, with possibility to merge them.
- 12 parking spaces
- Roof covering replaced in 2019
- Many renovations throughout the years, turn-key property.
- Certificate of location and environmental report available (2022)


ZONING DETAILS

ZONE: (I10-46)

I1, C3, C4, P3, P4

INDUSTRIAL



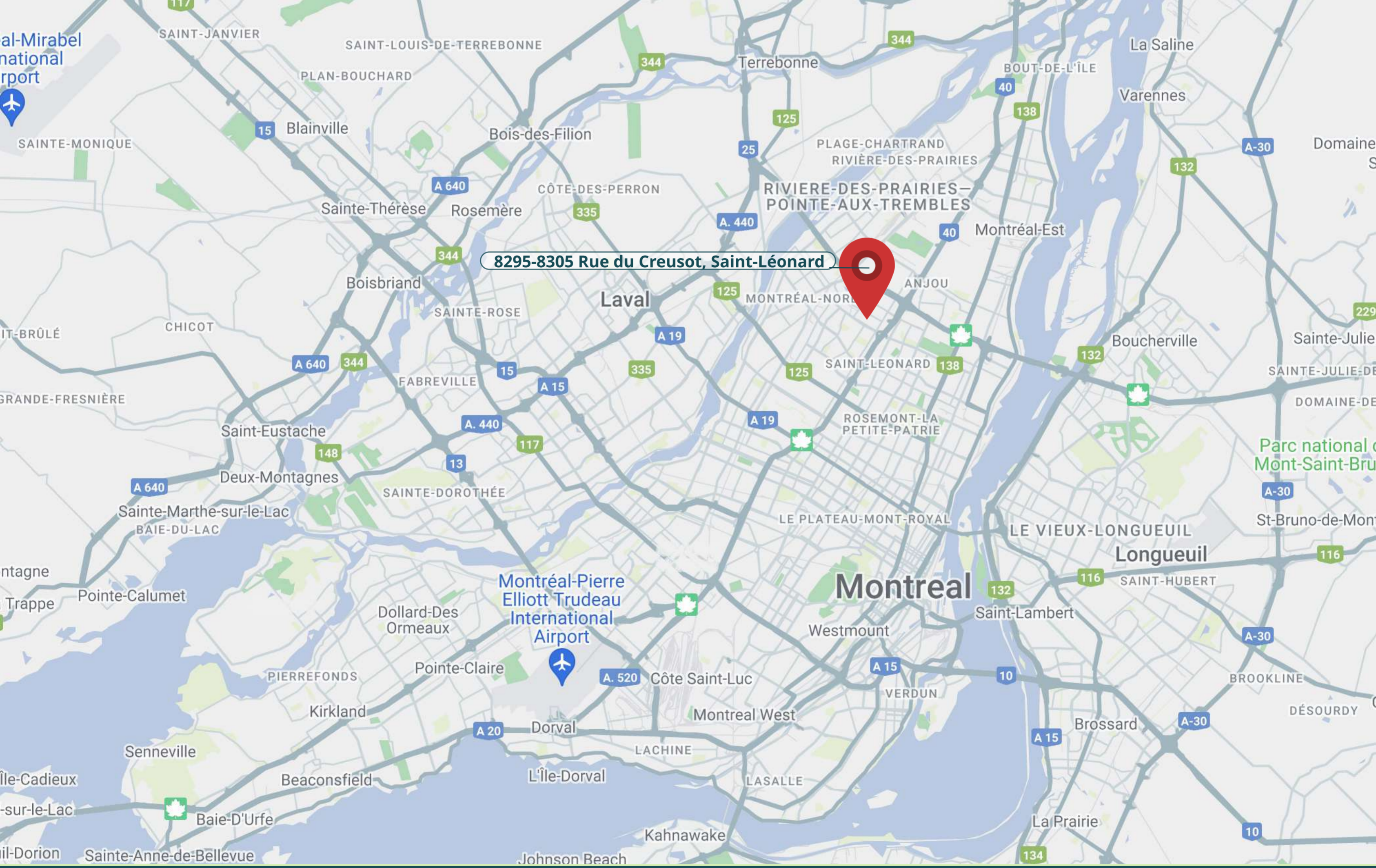
	BUILDING	± 13,950 SQ.FT. Unit 1: 9,500 sq.ft. Unit 2: 4,450 sq.ft.
	LAND	± 17,846 SQ.FT.
	CLEARANCE HEIGHT	15'
	DRIVE-IN DOORS	3
	OCCUPANCY	Immediate
	ELECTRICAL ENTRY	200 A 600 V
	HEATING	Warehouse: gas Office: HVAC
	AIR CONDITIONING	Office

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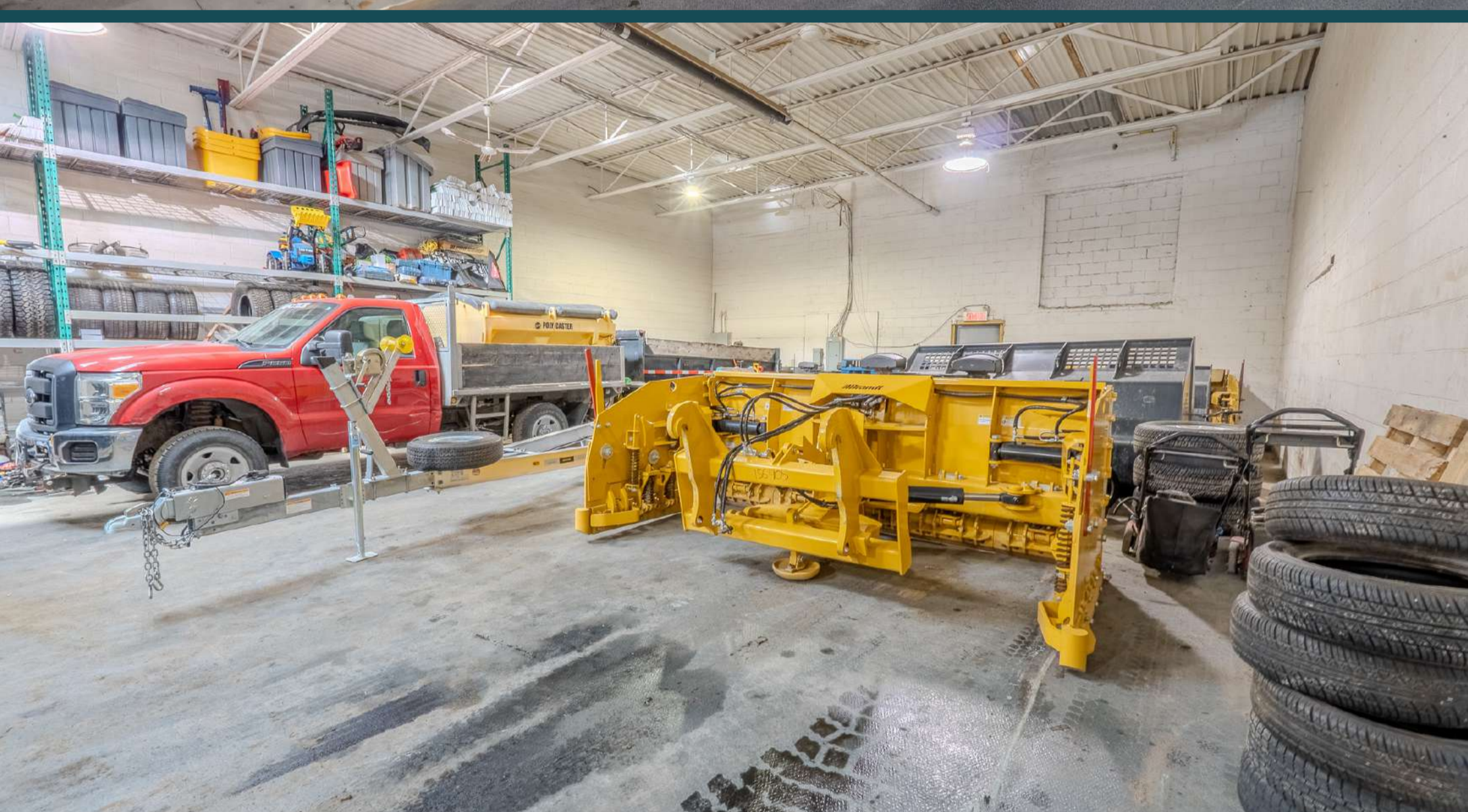
CONTACT US FOR MORE INFORMATION

LOCATION

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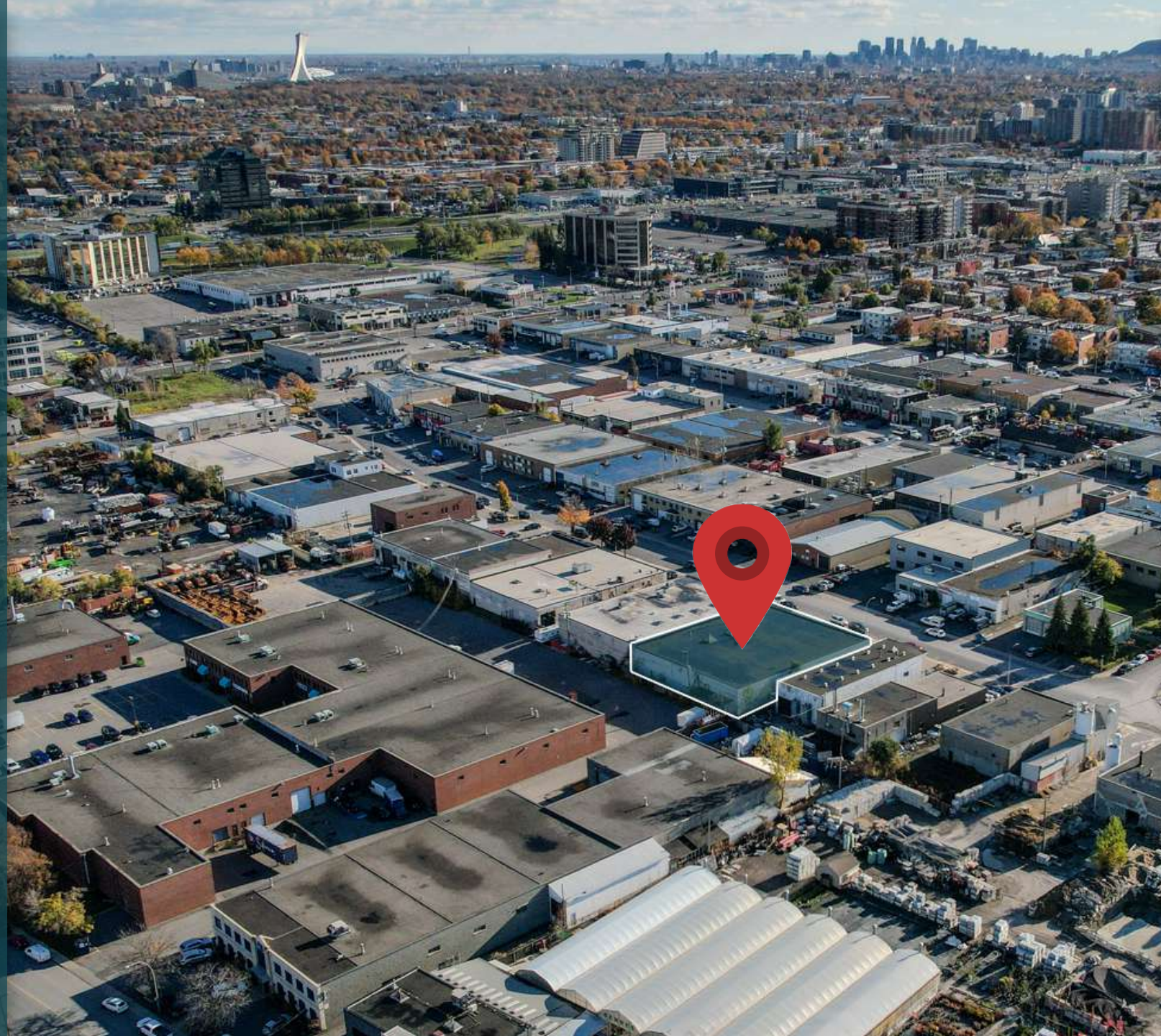


Real Estate Agency

4480 Chemin de la Côte-de-Liesse, suite 290,
Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

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CONTACT



Gerlando Mazzotta
Commercial Real Estate Broker

📞 514.743.5013

✉️ gmazzotta@trimontcanada.com



Dimitri (Jimmy) Mouhteros
Commercial Real Estate Broker

📞 514.296.6203

✉️ jmouhteros@trimontcanada.com



Peter Mouhteros
Certified Real Estate Broker, AEO

📞 514.229.3016

✉️ pmouhteros@trimontcanada.com