

For Sale and For Lease

**517-519 PAPINEAU STREET,
BOISBRIAND | QC**

± 29,831 SF detached industrial
building on a **± 88,132 SF** land
located in the Curé-Boivin
Industrial Park near Highway 15.



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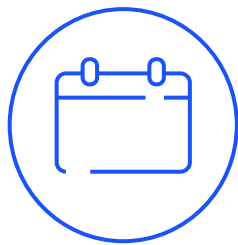


Property Features

Total Building Area	± 29,831 SF
Land Area	± 88 132 SF
Building Dimensions	± 194' x ± 145'
Land Dimensions	± 220' x ± 400'

Technical Specifications

Lot Number	3 006 307
Zoning	Industrial* *Acquired right
Year Built	1967, expansions in 2007 and 2012
Clear Heights	± 18' to ± 24'
Number of Floors	2
Heating	Gas-fired air heater
Air conditioning	Yes
Lighting	Fluorescent and LED
Electric Entry	400 A 600 V
Parking	40 stalls



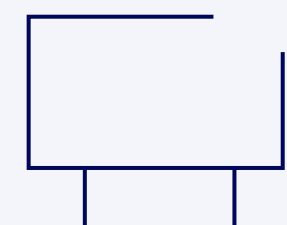
Availability
Immediate



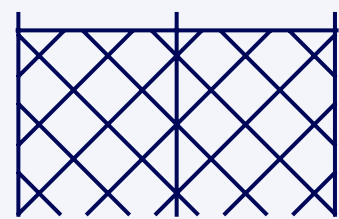
Asking Price
Contact the brokers

Taxes	2025-2026
Municipal	\$62 509
School	\$2 104
Total	\$64,613

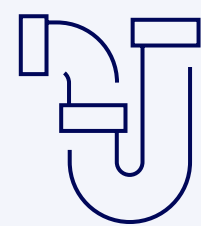
Highlights



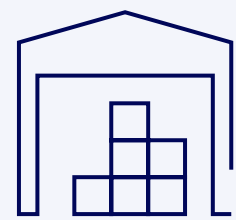
Facade sign



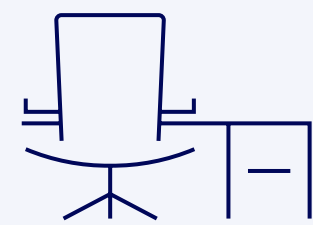
Partially fenced outdoor yard



Floor drains



Air-conditioned warehouse

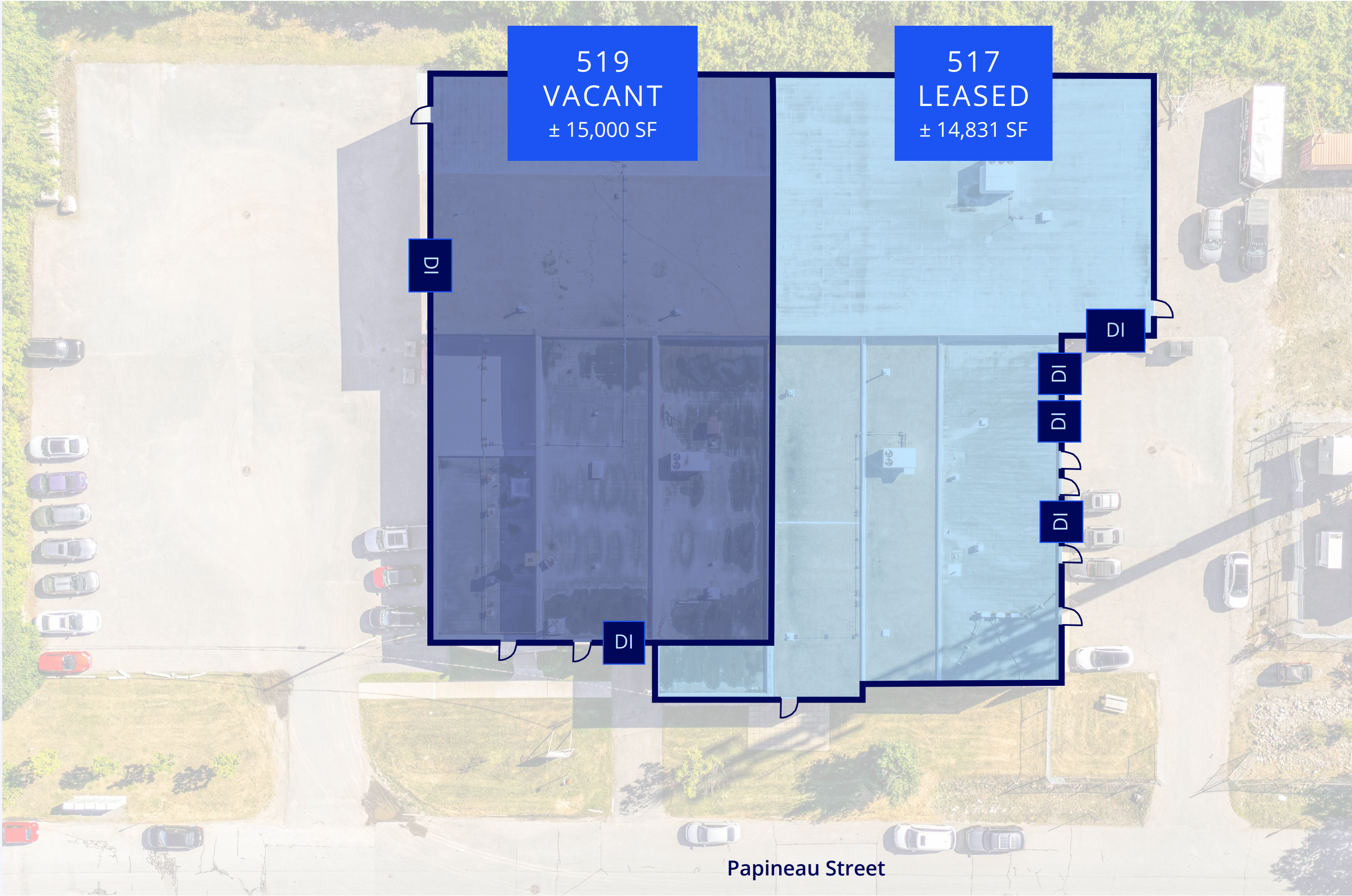


Possibility of arranging the offices according to your needs

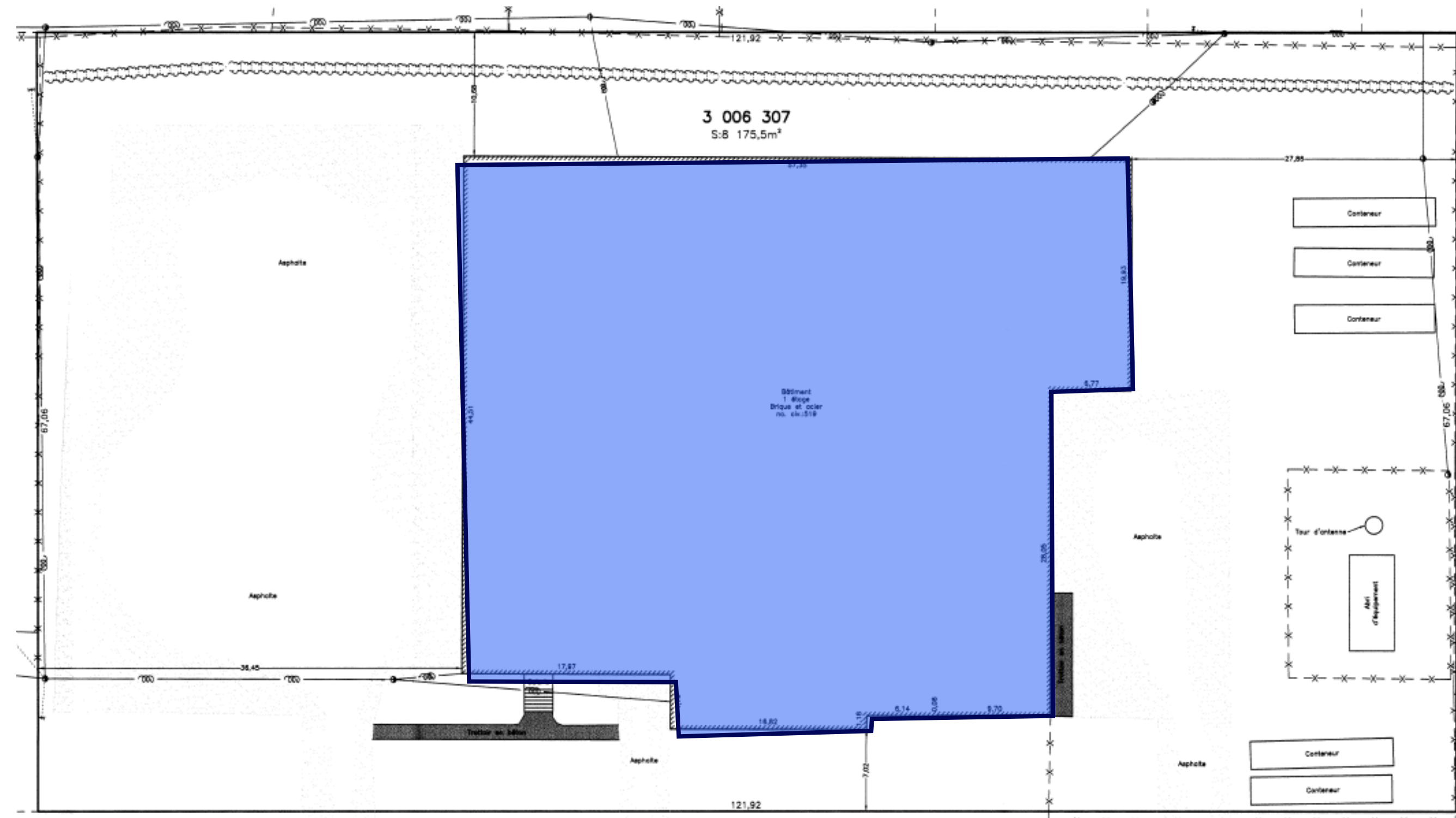


Well-designed space in excellent condition

Building Plan



Certificate of Location Plan



Papineau Street

517 PAPINEAU STREET, BOISBRIAND | QC

LEASED

Total Area	± 14,831 SF
Clear Heights	± 18' to ± 20'
Shipping	3 drive-in doors (12' x 12') 1 drive-in door (15' x 16')



End of lease
March 2029



Current net income (2026)
\$192,803



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VACANT

Mezzanine Office Area ± 3,000 SF

Warehouse Area ± 12,000 SF

Total Area ± 15,000 SF

Clear Heights ± 18' to ± 24'

Shipping 1 drive-in door (10' x 10')
 1 drive-in door (12' x 12')



Availability
Immediate



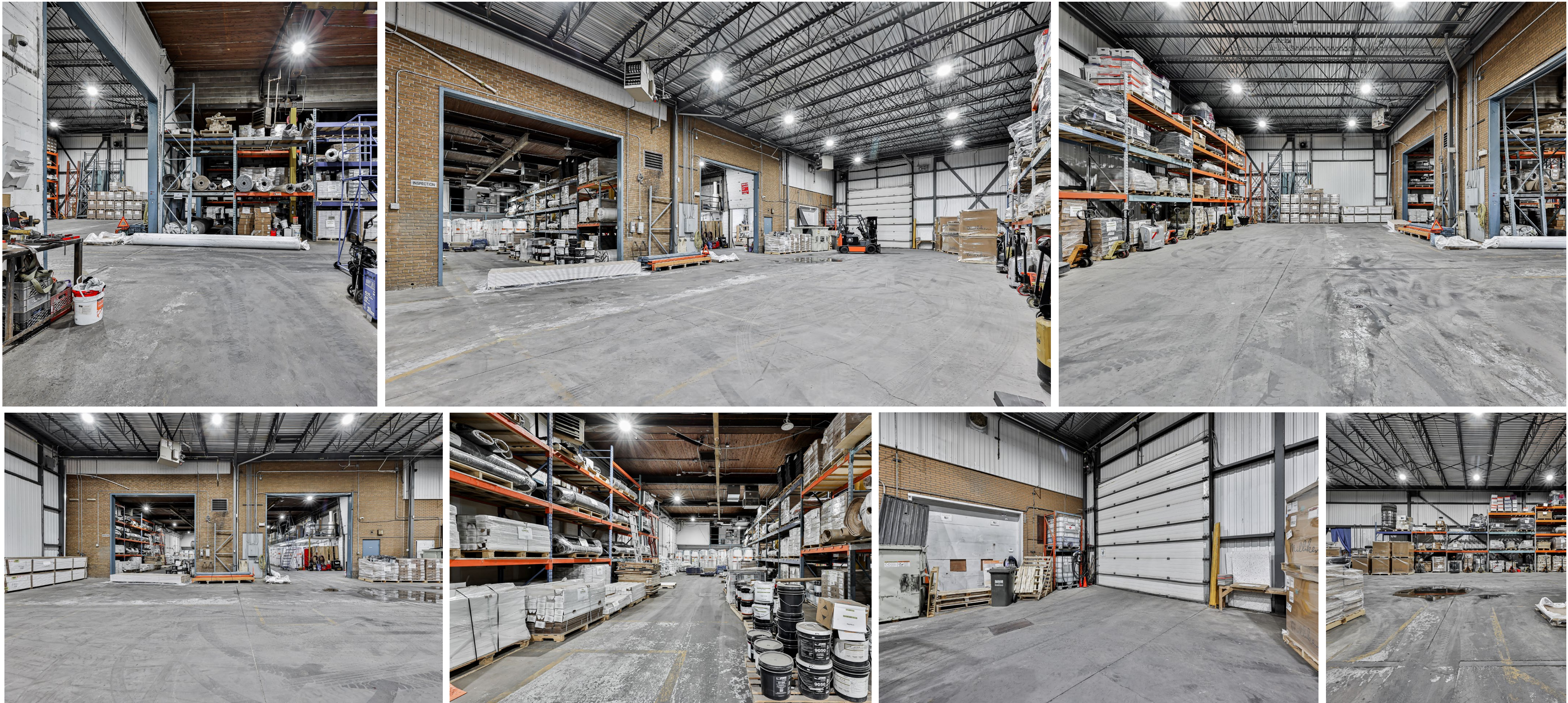
Revised Net Rental Rate
Contact the brokers



Operating Expenses
\$3.58 / SF

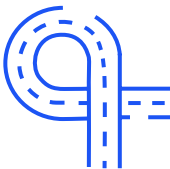


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LOCATION

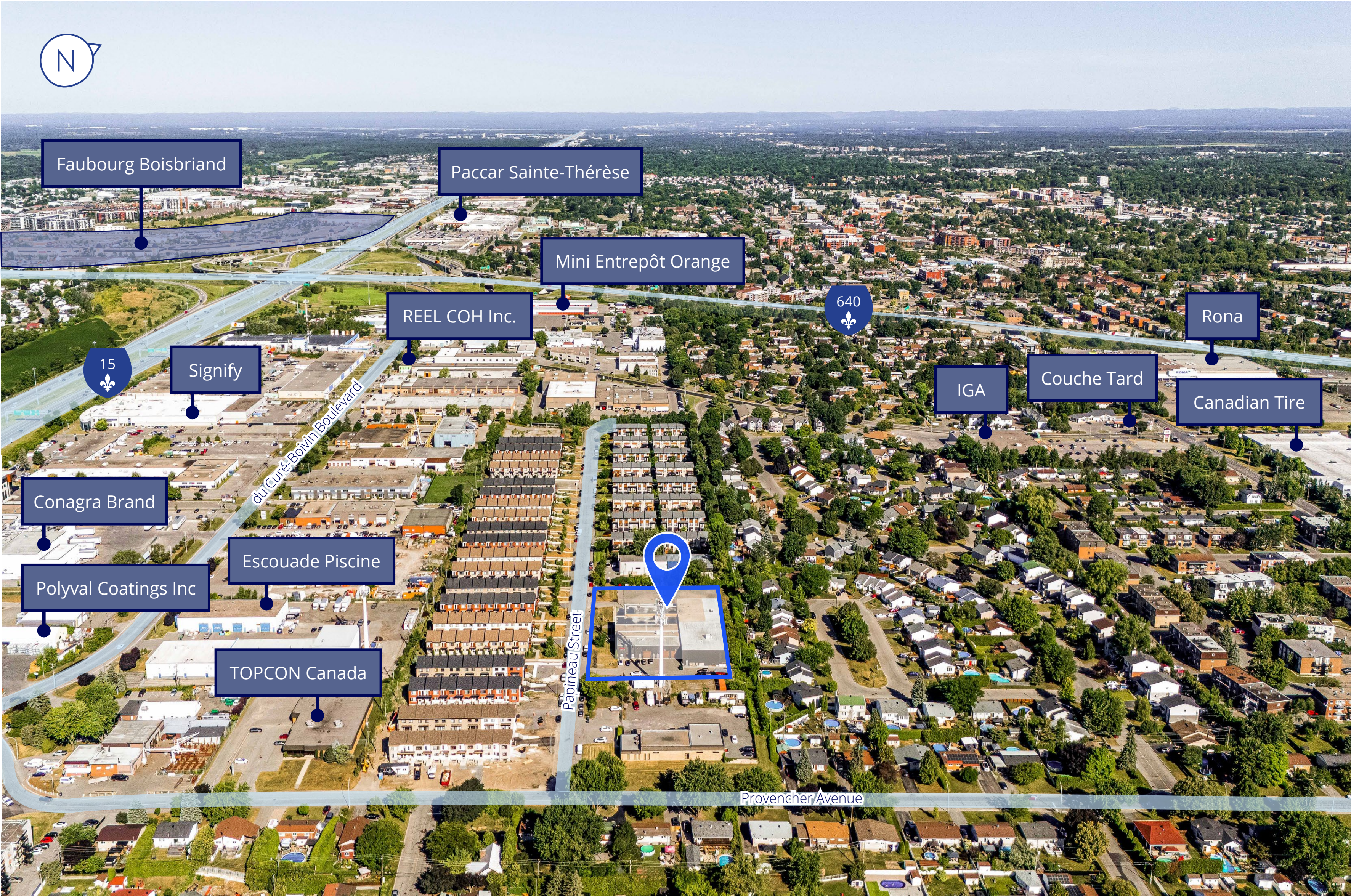
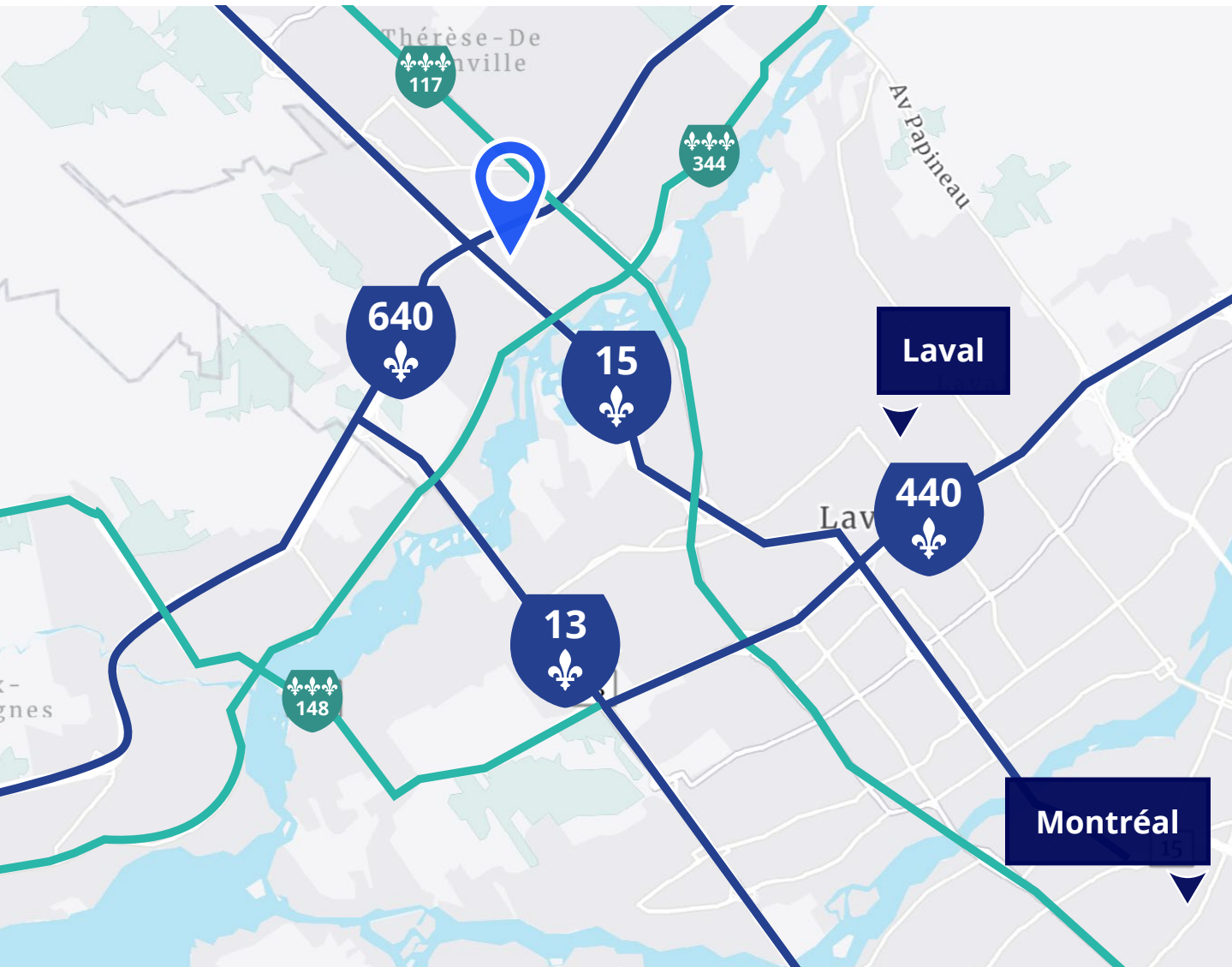
517-519 Papineau Street, Boisbriand



Highways
15, 640 & Route 117



4 minutes to Laval
18 minutes to Montréal





Colliers

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