



10501 - 10503 Henri-Bourassa Boulevard West, Montreal | QC

Commercial Property or Development Site With Flexible Zoning **for sale**

Anthony Kyriacou

Associate Vice President
Commercial Real Estate Broker
+1 514 574 0000
anthony.kyriacou@colliers.com

Giordano Cavaliere

Associate
Commercial Real Estate Broker
+1 514 531 1189
giordano.cavaliere@colliers.com



Property Overview

The Offering is a unique opportunity for a commercial development in the Saint-Laurent borough of Montreal, highlighting its potential as a standout investment or business location.

Strategically located for maximum exposure, the property boasts significant visibility and high vehicular traffic along the pivotal commercial artery of Henri-Bourassa Boulevard, which stretches an impressive 29 kilometers across the island of Montreal.

Further enhancing its appeal, the property offers exceptional accessibility. It features direct entrances from both Henri-Bourassa Boulevard and Douglas B. Floreani Street, providing seamless access to major thoroughfares such as the Trans-Canada Highway (40) and Autoroute 13. This connectivity ensures ease of access for customers, employees, and deliveries, amplifying its commercial viability.

Positioned within the Saint-Laurent industrial park, the site is in close proximity to the Montreal Technoparc, a hub of innovation and business. Additionally, it is near two upcoming Réseau Express Métropolitain (REM) stations, Marie-Curie and Des Sources, slated to open in 2024. This proximity to key transport links and innovation centers enhances the location's attractiveness for future development.

This unique offering enables a developer or owner-occupier to capitalize on the extensive range of permitted uses by the zoning regulations applicable to the property.



Property Description

Location	10501 - 10503 Henri-Bourassa Boulevard West, Montreal		
Lot	1163752, of the Cadastre of Quebec		
Borough	Saint-Laurent		
Land Area	16,585 SF		
Building Area (Including Basement)	2,558 SF		
Maximum Height	Floors: 2 Meters: 10.4		
Building Ratio	0.6		
Floor Occupation Coefficient	0.8		
Zoning	01-011	Permitted Uses: C1: Retail - light	S1: Service - light commercial

About **the area**



The Saint-Laurent Industrial Park in Montreal, Quebec, is a prominent economic center that plays a pivotal role in the city's industrial landscape. Spanning a significant area, this industrial park is home to a diverse range of businesses, manufacturing facilities, and commercial enterprises. Its strategic location within the greater Montreal area makes it an ideal destination for companies seeking a well-connected and accessible base.

*Picture source: <https://www.lesaffaires.com/dossier/relevance-des-parcs-industriels-et-technologiques/saint-laurent-le-territoire-urbain-le-plus-industriel-du-quebec/598503>

In proximity



**Subject - 10501-10503 Henri-Bourassa
Boulevard West, Montreal**

- 1 Montreal-Trudeau International Airport
- 2 ABB Campus
- 3 Metro Canada Logistics Inc

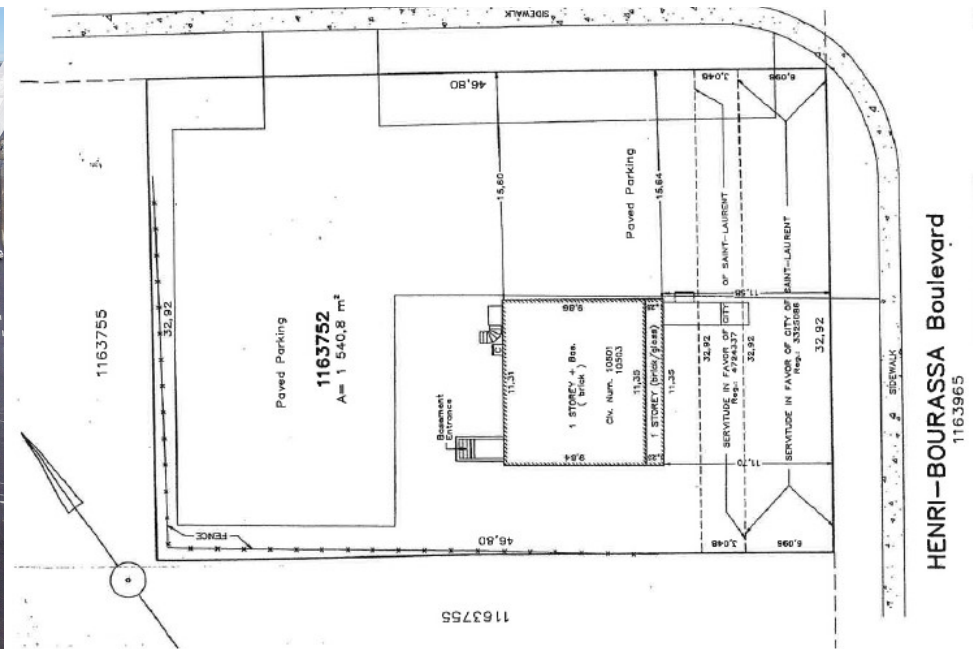
- 4 Richelieu Hardware
- 5 Franklin Empire
- 6 TFI International Inc

Site Overview

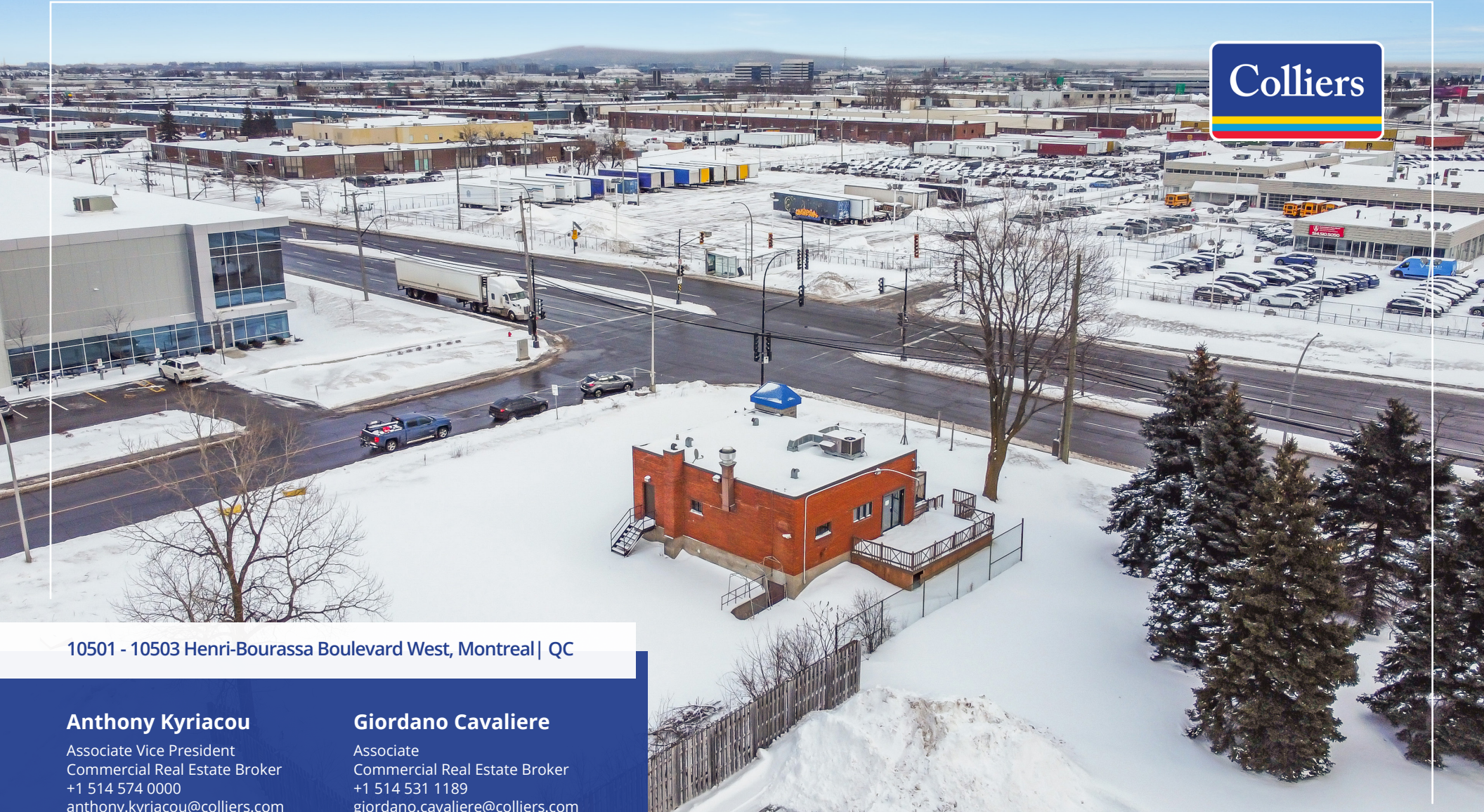
Parking entrances



Certificate of location



HENRI-BOURASSA Boulevard
1163965



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