



# 2325 Rue Dandurand

Vieux-Rosemont

Industrial and Commercial Building For Sale / For Lease



± 56 500 SF



Building	± 56,500 SF
Ground Floor + Second Floor	± 56,500 SF
Basement	± 5,000 SF
Land	± 60,133 SF
Drive-in Doors	2
Clear-Height	12' - 18'
Electrical Entry (Feasible)	600V / 6 000A
Parking	60 Stalls

**Opportunity For Owner Occupancy:** Upcoming space availability allows for a full building headquarters or a phased move-in as business needs expand.

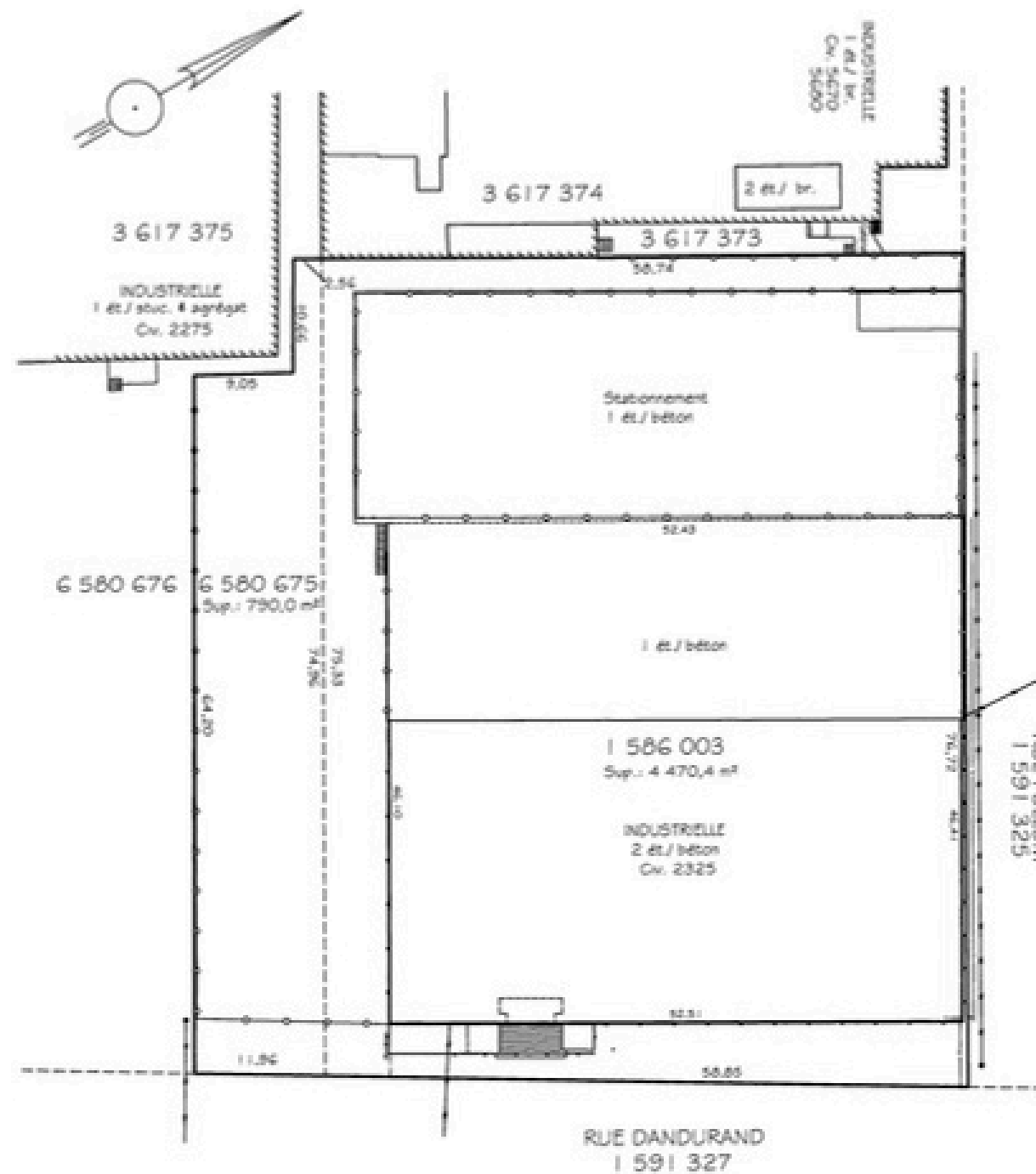
**Flexible Multi-Purpose Zoning:** ±56,500 ft<sup>2</sup> of adaptable space plus a functional basement; permissive zoning supports integrated industrial, office, recreation, showroom and other commercial operations.

**Rare Heavy-Duty Infrastructure:** High-capacity 6000A power supply (feasible), robust concrete construction, multiple loading docks, and ~60 dedicated parking spaces.

**Strategic Logistics Hub:** Prime central location just 10 minutes from downtown with direct access to major highway networks and public transit options.

**Operational Stability:** Rare opportunity to secure an asset in a heavily sought after mixed-use commercial sector surrounded by a densified residential area.

# CADASTRAL PLAN



# ZONING DETAILS

## Authorized uses

**I1** - Light industrial compatible with other urban uses

**I2** - Light industrial

**C1** - Local commercial and service uses

**C2** - Commercial and service uses in low-intensity commercial areas

**C7A** - Wholesale trade and warehousing

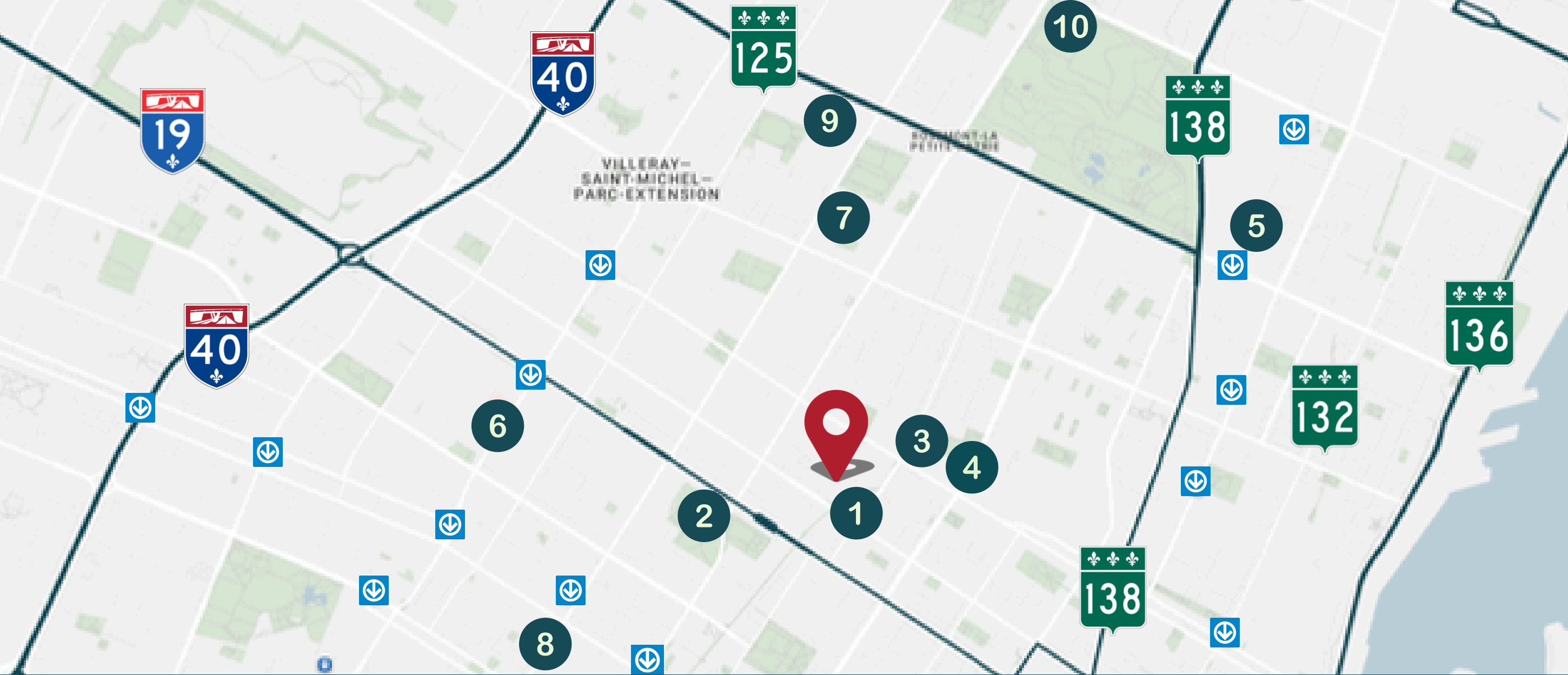
**E7(5)** - Transportation and communication equipment and infrastructure (including buses and paratransit)

## General Requirements

**Density (max) : 4.5**

**Site coverage ratio % (min-max) : 35-60**

**Green Space (min) : 25%**



- |   |                     |   |                     |   |                     |   |                        |    |                 |
|---|---------------------|---|---------------------|---|---------------------|---|------------------------|----|-----------------|
| 1 | Hydro-Quebec        | 2 | Parc Père-Marquette | 3 | Projet des lumières | 4 | Shop Angus             | 5  | Olympic Stadium |
| 6 | Jean Talon Hospital | 7 | Collège Rosemont    | 8 | Jean Talon Market   | 9 | Collège de Maisonneuve | 10 | Golf Municipal  |



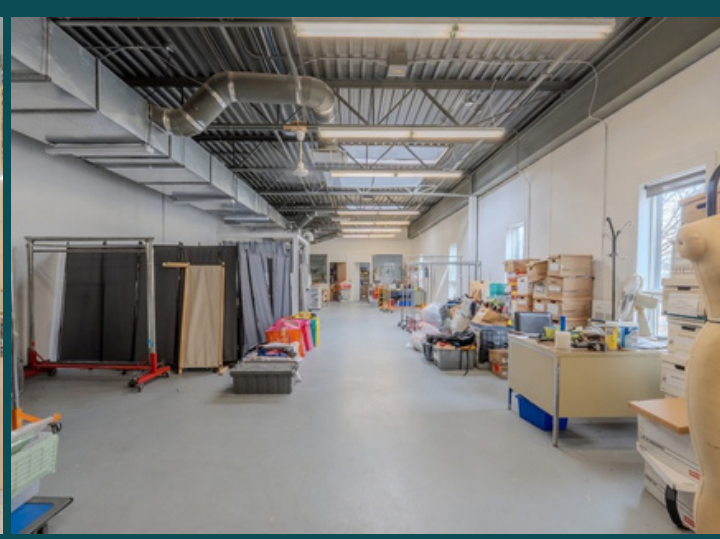
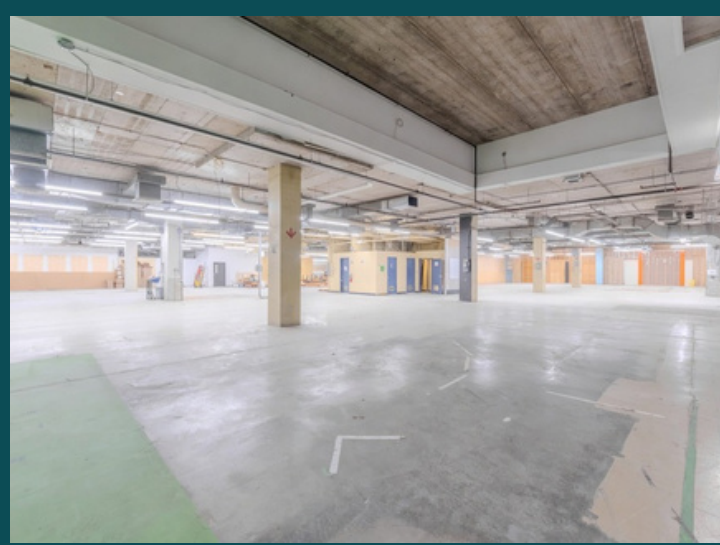
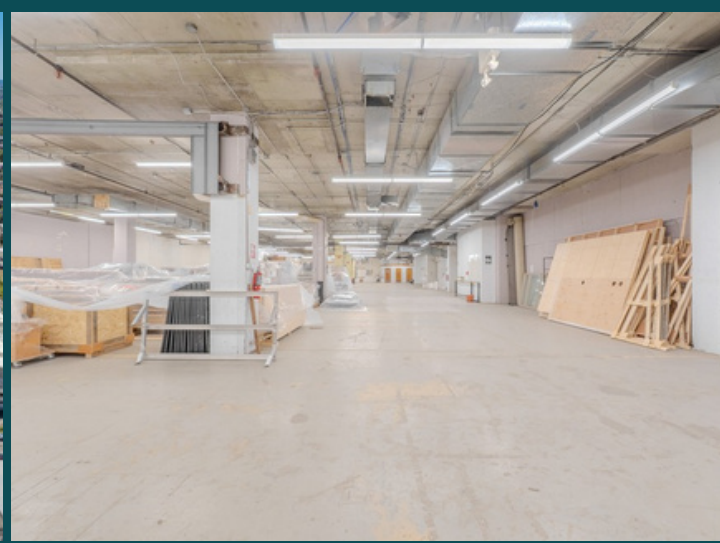
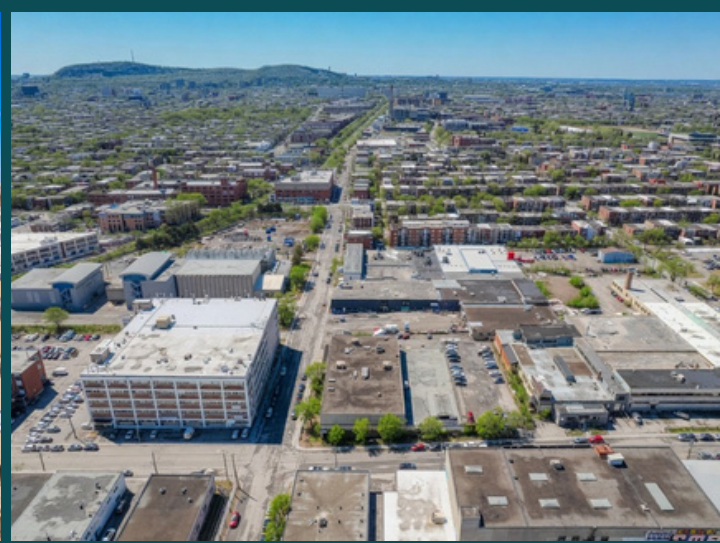
## Driving Times

Rosemont Metro	± 3 Min
Maisonneuve-Rosemont Hospital	± 5 Min
Shop Angus	± 7 Min
Jaques-Cartier Bridge	± 17 Min
Champlain Bridge	± 26 Min



## Bus Times

# 139	Every ± 5-10 Min
# 47	Every ± 8-12 Min



# CONTACT



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