



Colliers

1600-1650 St-Régis Blvd. | Dorval, QC

Industrial Investment Sale Opportunity

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Property Overview

Civic Address	1600-1650 St-Régis Blvd. Dorval, QC
Land Area	± 109,002 SF
Total Available Area	± 50,000 SF (Unit vacant of ± 15,750 SF for lease)
Clear Height	16'
Shipping	8 TL (2 in vacant unit)
Lighting	LED
Power	200A/600V
Air Condition	Building is fully air conditioned
Zoning	D-04-03 Commercial and Services Industrial

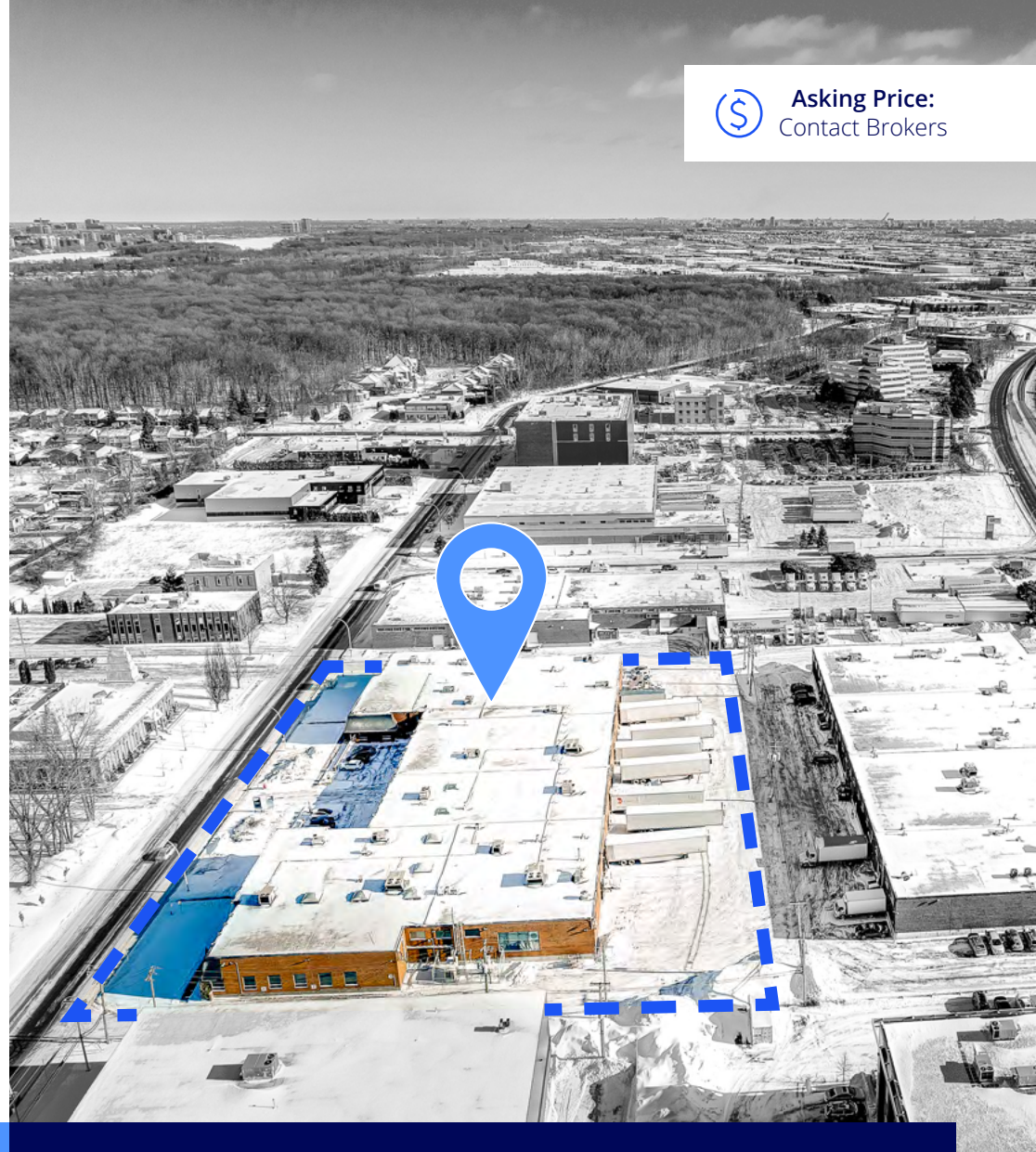
2024

Property Assessment Value

Building	\$4,160,000
Land	\$2,025,300
Total	\$6,186,000

Taxes

Municipal Taxes	\$149,780.80
School Taxes	\$4,840.49
Total Taxes	\$154,621.29



Asking Price:
Contact Brokers



Recently renovated



Proximity to the Airport and
REM Des Sources Station

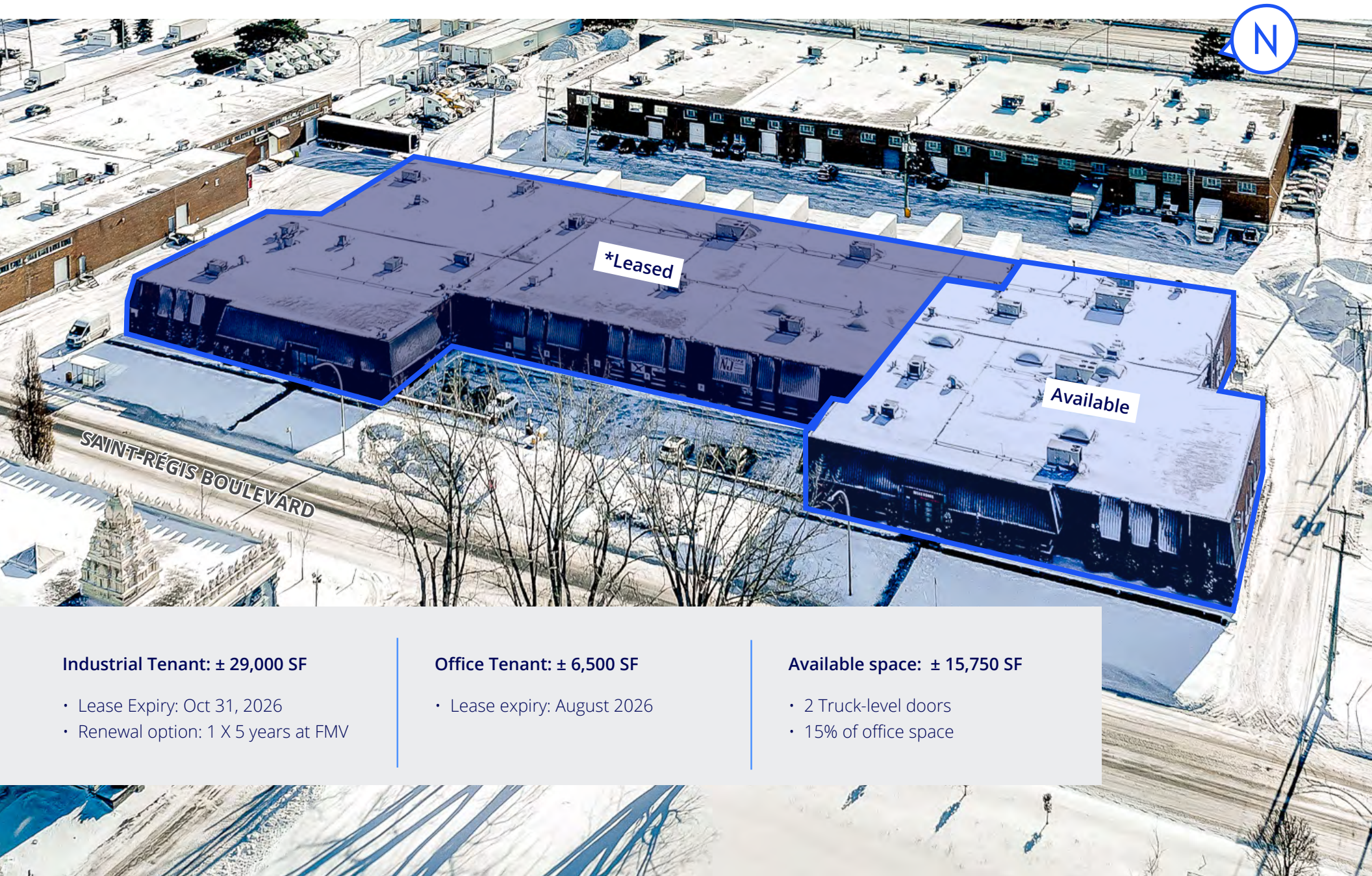


Easy access to
Highways 40 and 13



Close to several amenities

Building division



Industrial Tenant: ± 29,000 SF

- Lease Expiry: Oct 31, 2026
- Renewal option: 1 X 5 years at FMV

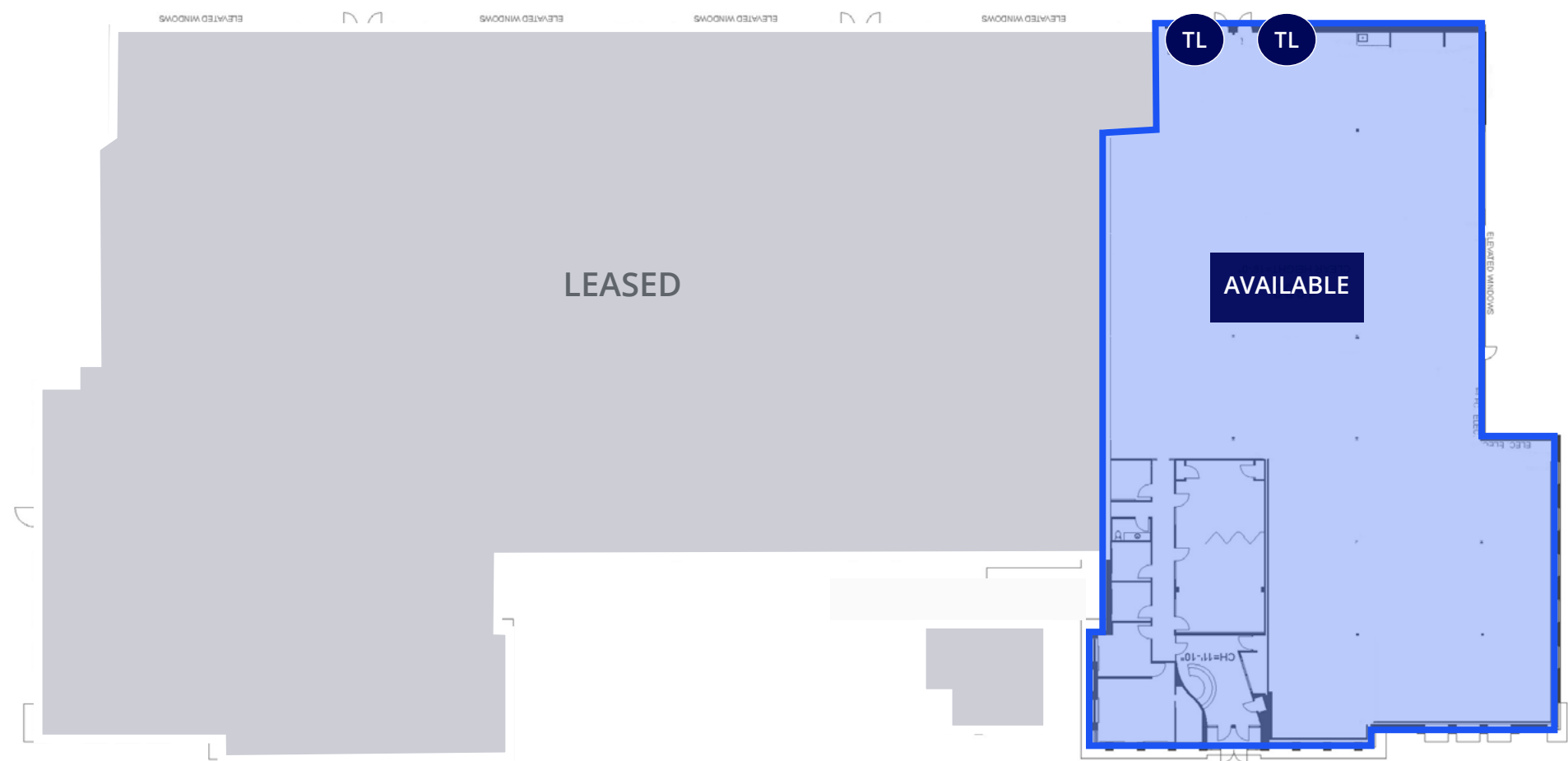
Office Tenant: ± 6,500 SF

- Lease expiry: August 2026

Available space: ± 15,750 SF

- 2 Truck-level doors
- 15% of office space

Floor Plan



SAINT-REGIS BOULEVARD

Property Photos



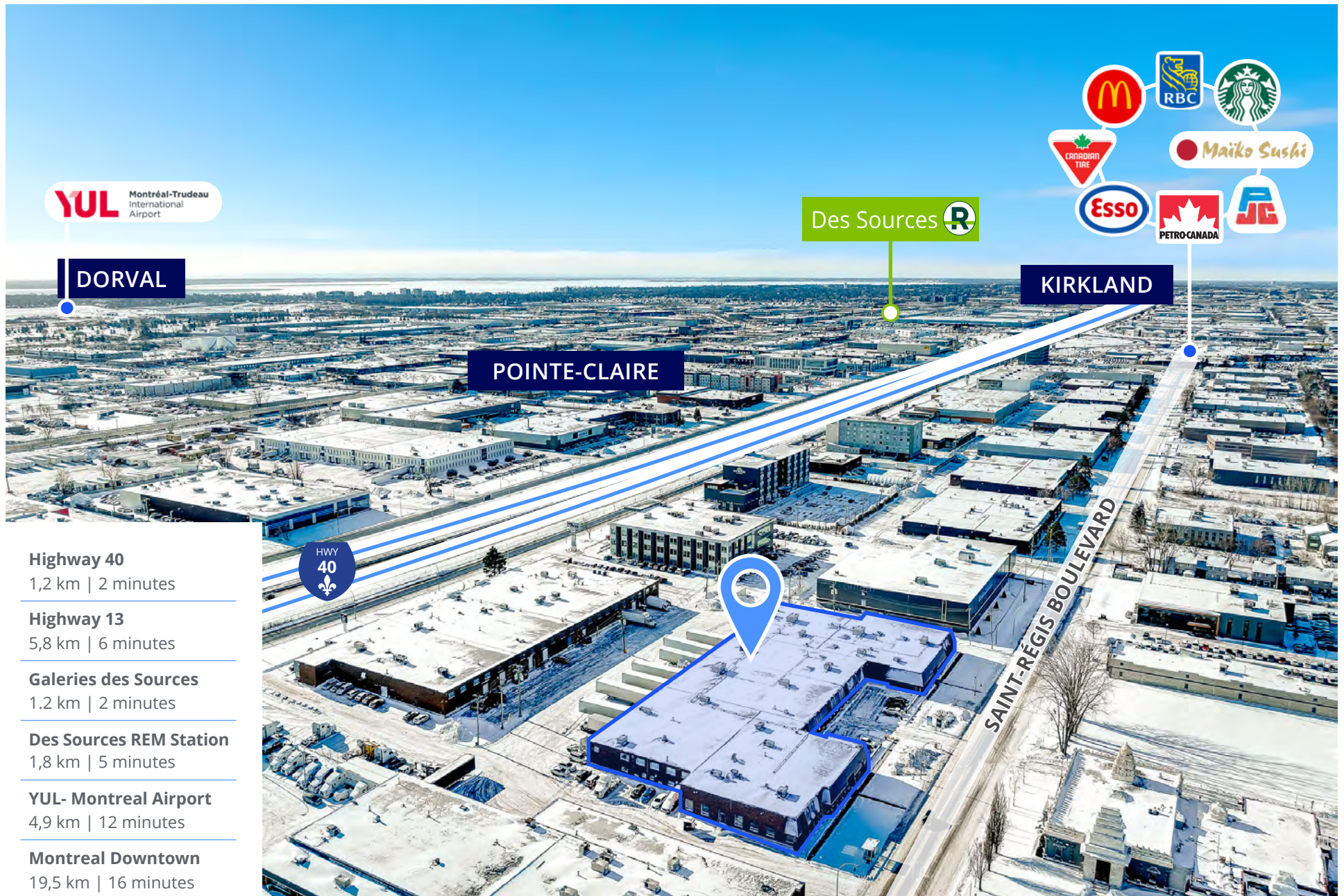
Property Photos



Property Photos



Nearby Amenities





Accelerating success.

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