



8540 10e Avenue

Saint-Michel



Industrial Building for Sale / for Lease

± 21,350 SF



Total Building Area	± 21,350 SF
Land Size	± 12,899 SF
Truck Level Doors	1 Interior 1 Exterior
Clear Height	10' - 12'
Electrical Entry	600A / 600V *
Heating	Electric
Year Built	1964
Parking	11 Stalls
Zoning	I.2, C.1 (2), C.6 (2)B, C.7B

Positioned near Highways 40 and 19, offering efficient connectivity to Montréal’s key transportation routes and facilitating connectivity throughout the Greater Montréal Area.

Close to public transit routes, including nearby bus lines and metro access, ensuring convenient employee commuting and supporting operational efficiency.

Surrounded by numerous amenities, and service providers along Boulevard Saint-Michel, Jarry Street, and Boulevard Pie-IX, enhancing day-to-day business needs and overall accessibility.

* Information displayed is subject to verification



Units can be combined

Unit 101 | Ground Floor

Total Unit Area	± 5,925 SF
Clear Height	12'

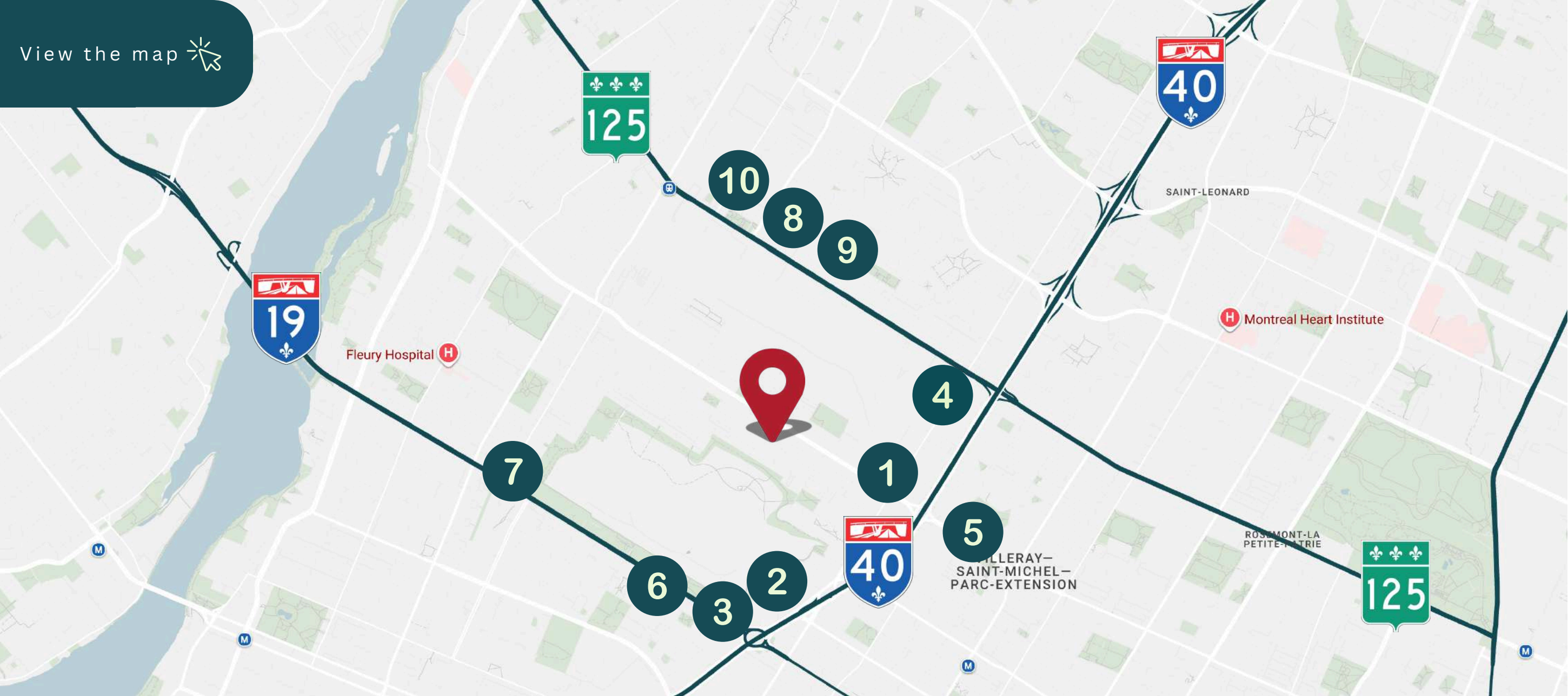
Unit 102 | Ground Floor

Total Unit Area	± 4,750 SF
Clear Height	12'

Unit 103 | Basement

Total Unit Area	± 10,675 SF
Clear Height	10'

View the map 



1

Tim Hortons

2

Canadian Tire

3

Maxi

4

Super C

5

McDonalds

6

Toyota

7

Chevrolet, Buick, GMC

8

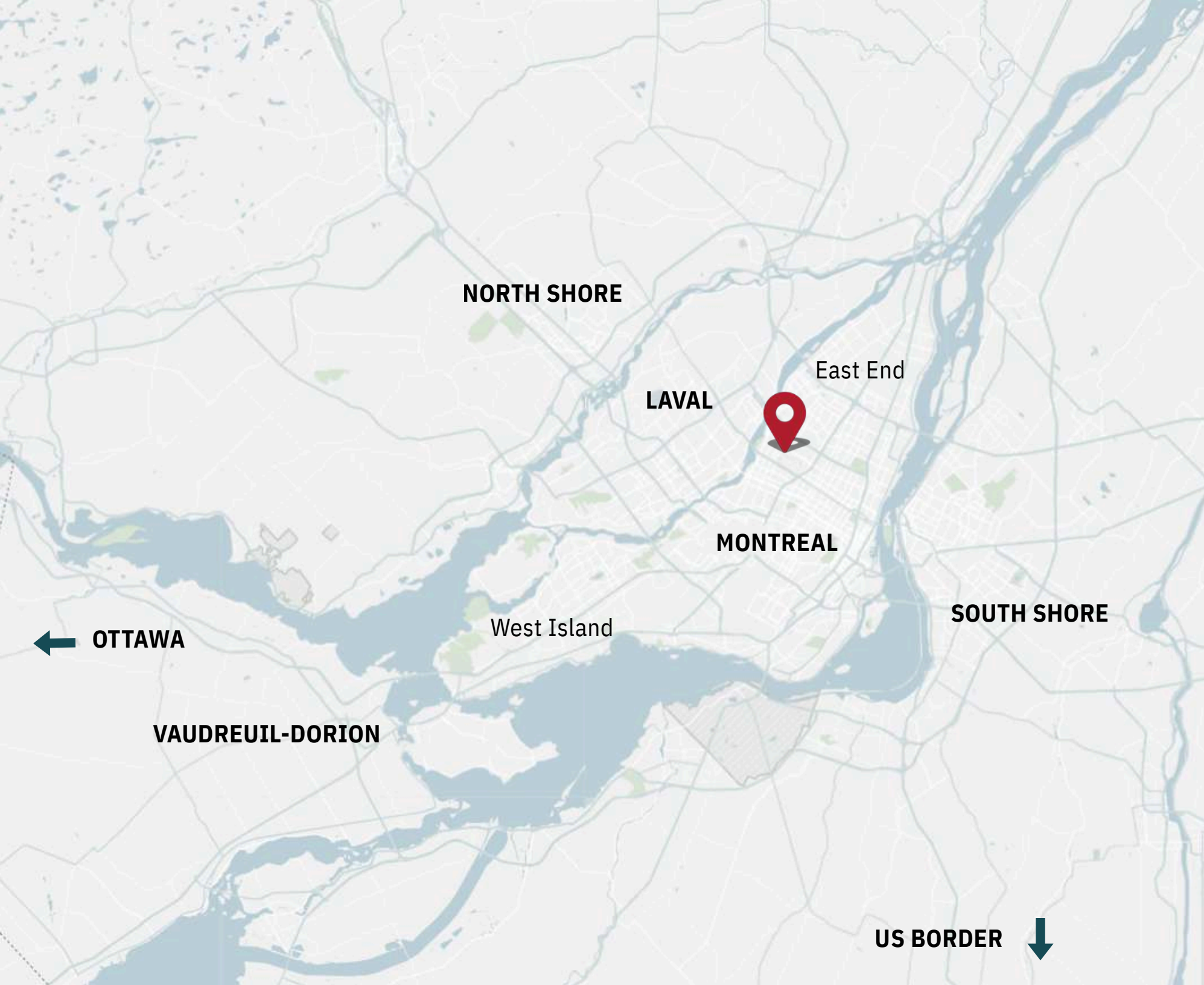
Pharmaprix

9

National Bank

10

Dollarama



Driving Times

Saint-Michel Metro Station	± 5 Min
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Saint-Michel-Montréal-Nord Commuter Rail Station	± 6 Min
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Port of Montréal	± 18 Min
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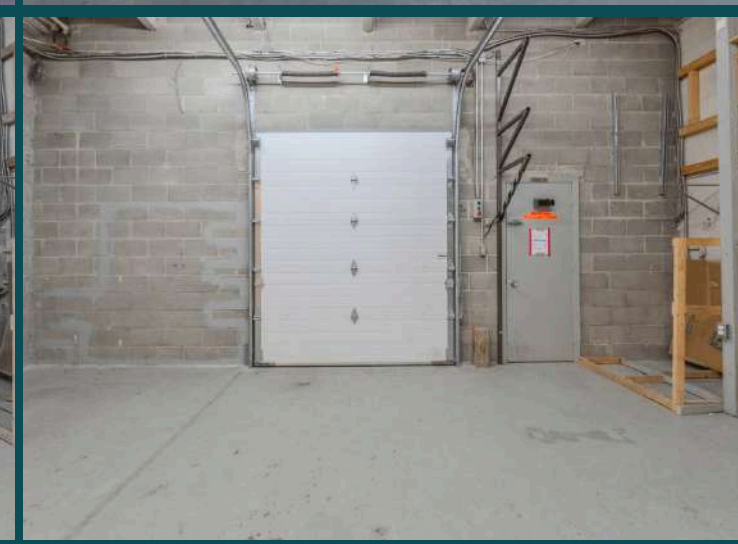
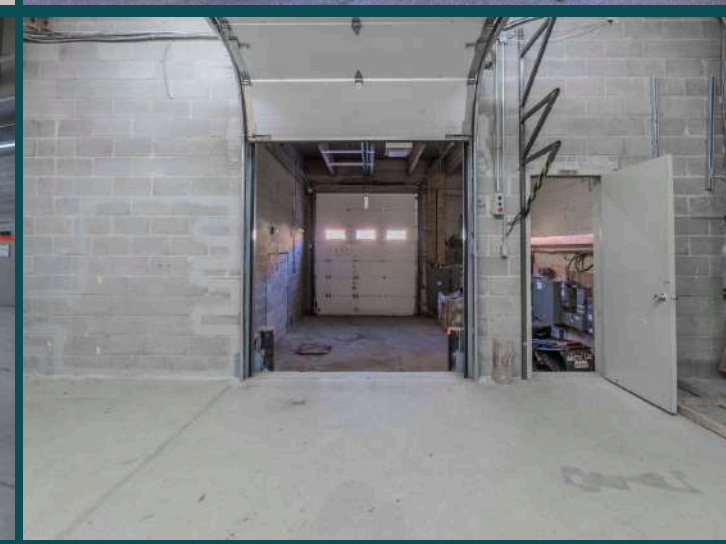
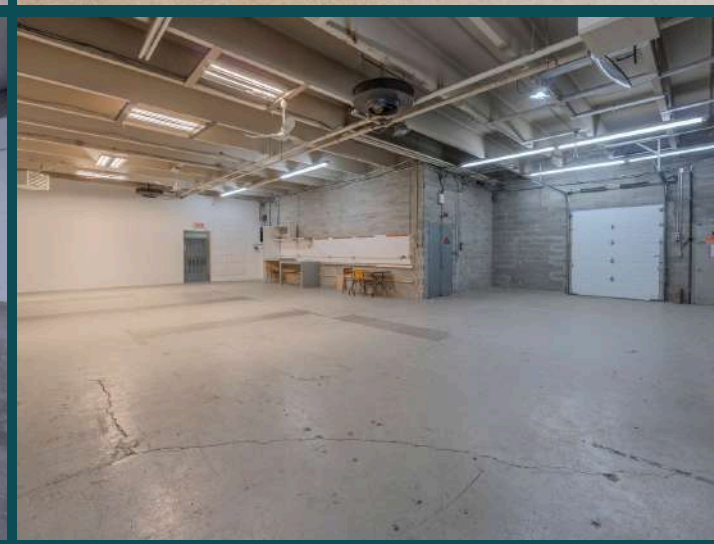
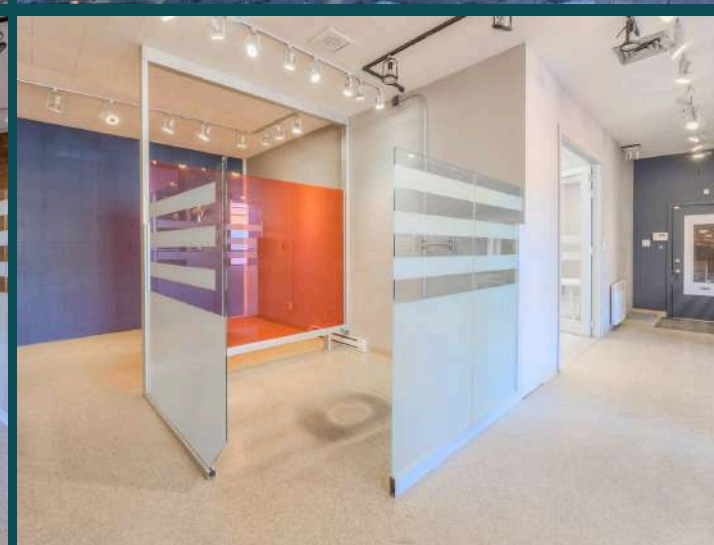
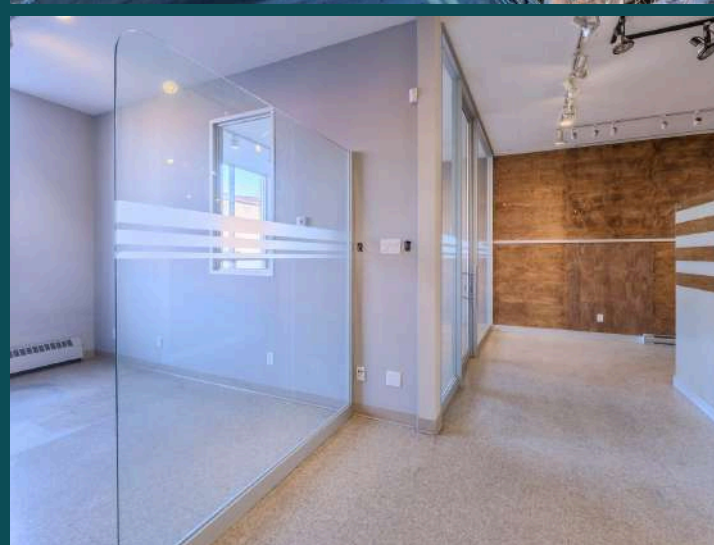
Montréal-Trudeau International Airport	± 20 Min
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Bus Times

# 67	Every ± 7-18 Min
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# 41	Every ± 22-31 Min
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Real Estate Agency
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514.736.0511

* Real estate broker acting within the business corporation
Germando Mazzotta inc.

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