

Industrial Property – For Sale

Montréal-Nord | Bordering St-Léonard

Rarely available industrial property located in Montréal-Nord directly bordering St-Léonard, within a well-established industrial corridor. The property is strategically positioned between **Boulevard des Grandes-Prairies** and **Henri-Bourassa Est**, with convenient access to **Highway 25** and **Highway 40**.

Property Overview

- **Lot 1: Total Land Area:** ±33,060 sq. ft.
- **Lot 2: Adjacent Lot:** ±8,000 sq. ft.
- **Building Ground:** ±8,027 sq. ft.

Building Overview

- **Two (2) industrial premises totaling:** ±9,924 sq. ft.
 - **6798 Place Pascal-Gagnon:** ±5,924 sq. ft. (4,002 sq. ft. ground floor / 1,922 sq. ft. mezzanine/office), served by four (4) garage doors, including three (3) drive-in doors
 - **6794 Place Pascal-Gagnon:** ±4,000 sq. ft. warehouse served by six (6) drive-in garage doors

Building Details

- Garage Doors: 10 total, including 9 drive-in doors
- Clear Height: 16-18 ft.
- Garage Door Height: 14 ft.
- Power: 600 volts (both premises)
- Heating: Gas – suspended arotherm heating units
- Parking: 2 spaces (6798)
- Year Built: 1973

Renovations

- 6794 Pl. Pascal-Gagnon (2020)
 - Reconstruction of the section of the building facing the right-hand side façade, installation of new structure, new roof, masonry wall and three (3) new drive-in garage doors and frames.

Zoning: 19-843 Industrial Class: A, B, C, D Commercial Class: C, G, H, I

Property offers strong versatility and is ideal for both investor or owner-occupier.

One Certificate of Location for 6794-6798 and the adjacent Lot.

Descriptions, renderings, and overlay diagrams are for illustrative purposes only. All measurements, dimensions, and square footage are approximate and provided for convenience. Buyers are responsible for independently verifying all information.