

Colliers



For Sale and For Lease

Rare Free-Standing Industrial Building with Highway Visibility

650 Crémazie W. Blvd, Montreal, QC

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Accelerating success.

Property Profile

650 Crémazie W. Blvd, Montreal, QC

Total Area ± 8,520 SF

Second floor ± 3,200 SF
(office and locker rooms)

Clear Height 24'

Shipping 3 TL

Power 600V/400A

Notes Floor drains in production area

Municipal and School Taxes School (2024) \$1,121.97
Municipal (2024) \$38,879.23



Sale Price
Contact listing brokers



Lease Rate & Opex
Contact listing brokers



Stand-alone building

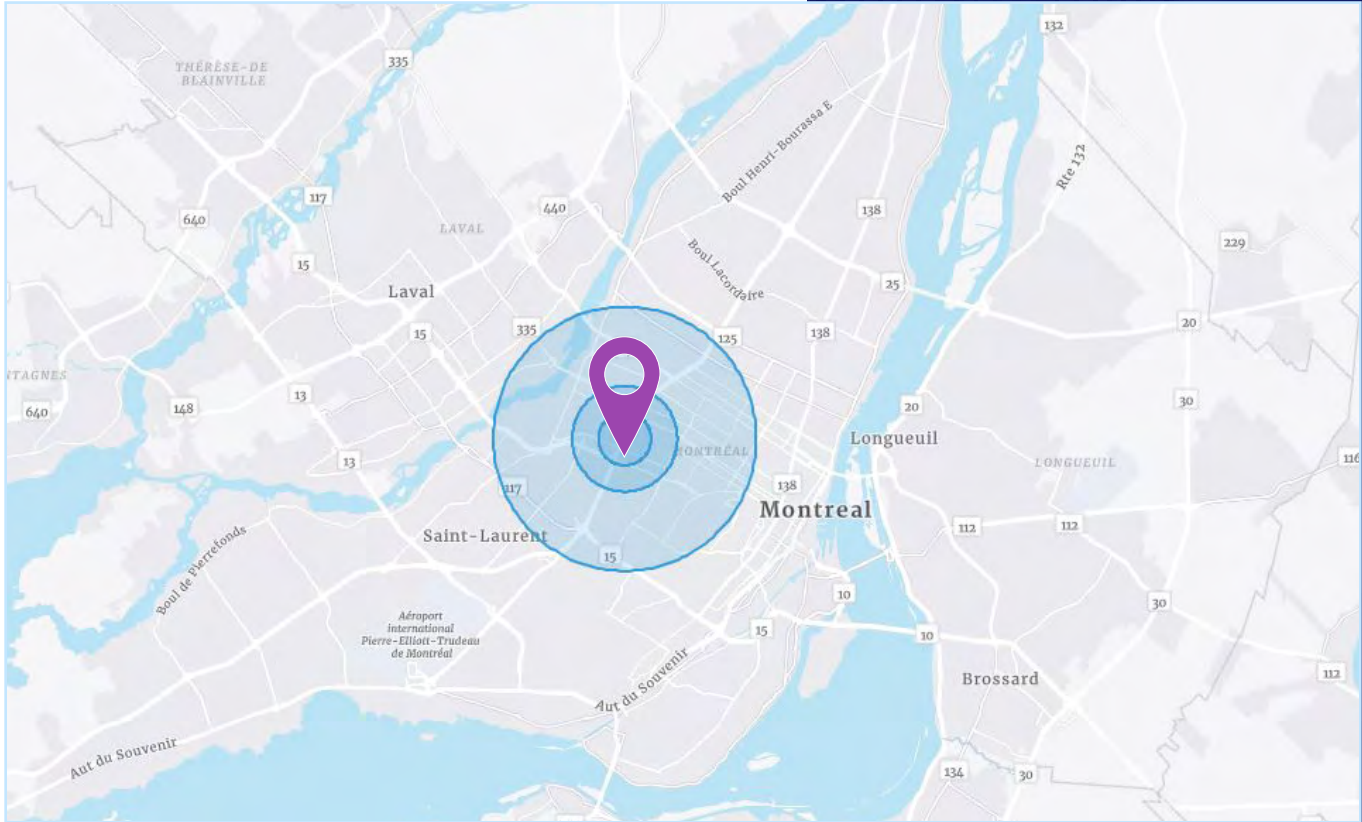


Highway visibility



Proximity to highways 40, 15 & 19

Demographic Data



Current Population Density



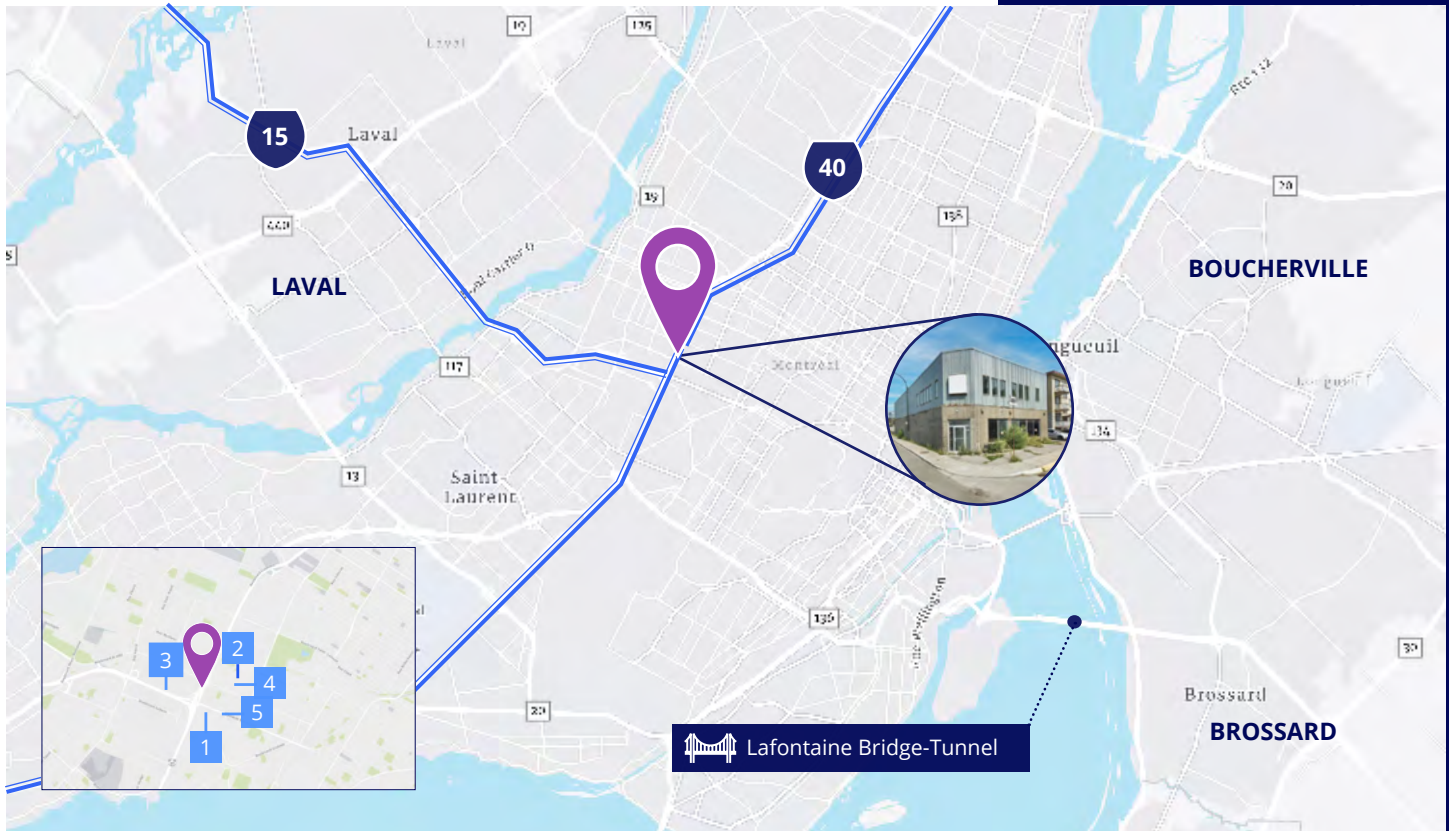
1 KM RADIUS

	Total Population	21,003
	Total Population Over 15	17,634
	Average Household Income	\$83,340

2 KM RADIUS

	Total Population	85,938
	Total Population Over 15	72,286
	Average Household Income	\$97,005

Nearby Amenities



Local Amenities Nearby

1	Rockland Centre
2	Poutine Boss
3	Marché Central
4	Punjab Canteen
5	Shell

Drive Times

Highway 15	1 minute
Highway 40	5 minutes
Chabanel Train Station	7 minutes
Downtown Montreal	25 minutes

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