

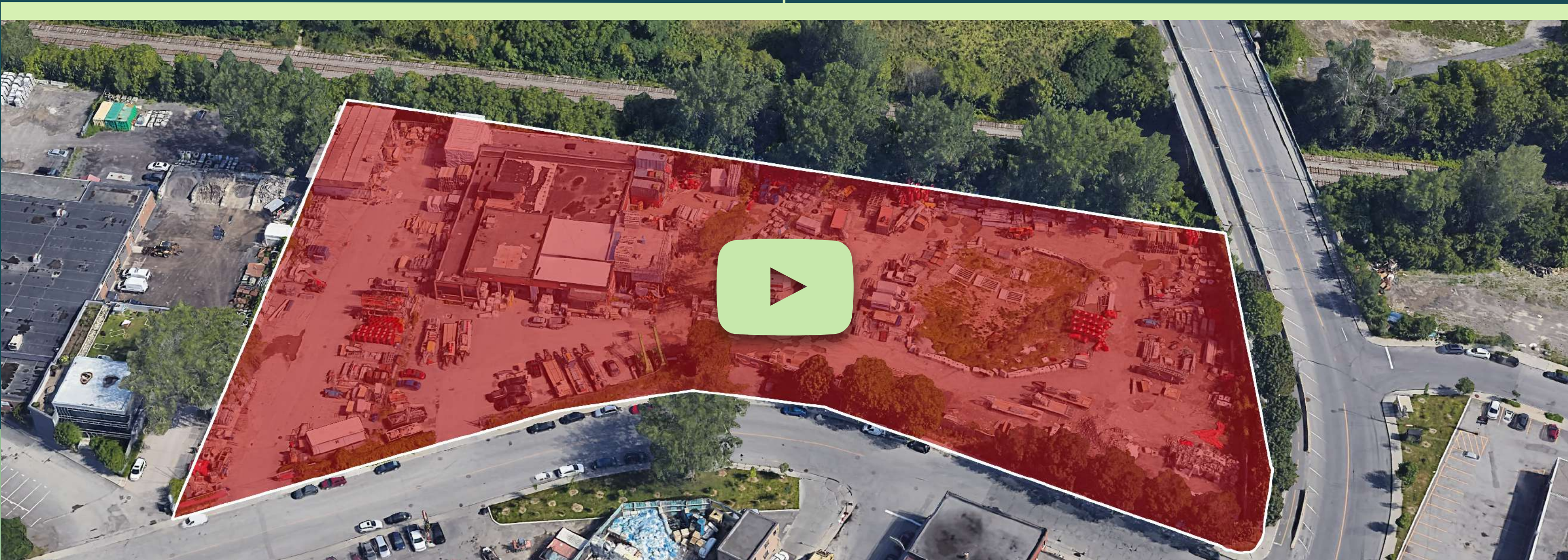
# 4293

## Rue Hogan

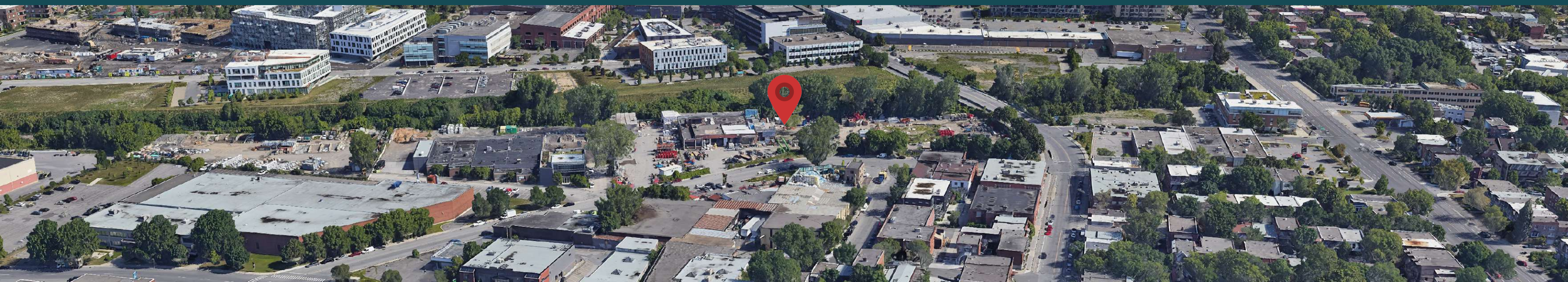
LE PLATEAU-MONT-ROYAL, MONTRÉAL

**M**  
|  
TRIMONT

INDUSTRIAL BUILDING & LAND  
**FOR SALE**



# PROPERTY DETAILS



## BUILDING

± 30,000 SQ. FT.

GROUND LEVEL

± 15,000 SQ. FT.

BASEMENT

± 15,000 SQ. FT.



## LAND

± 146,654 SQ.FT

## FEATURES

- Situated in le Plateau-Mont-Royal, known for offering a dynamic environment ideal for businesses and employment.
- Possibility to acquire property vacant or with a short term lease ± 12 months
- Strategically located close to Downtown Montreal, the Port of Montreal, and Frontenac Metro.
- Site ideal for commercial or industrial development

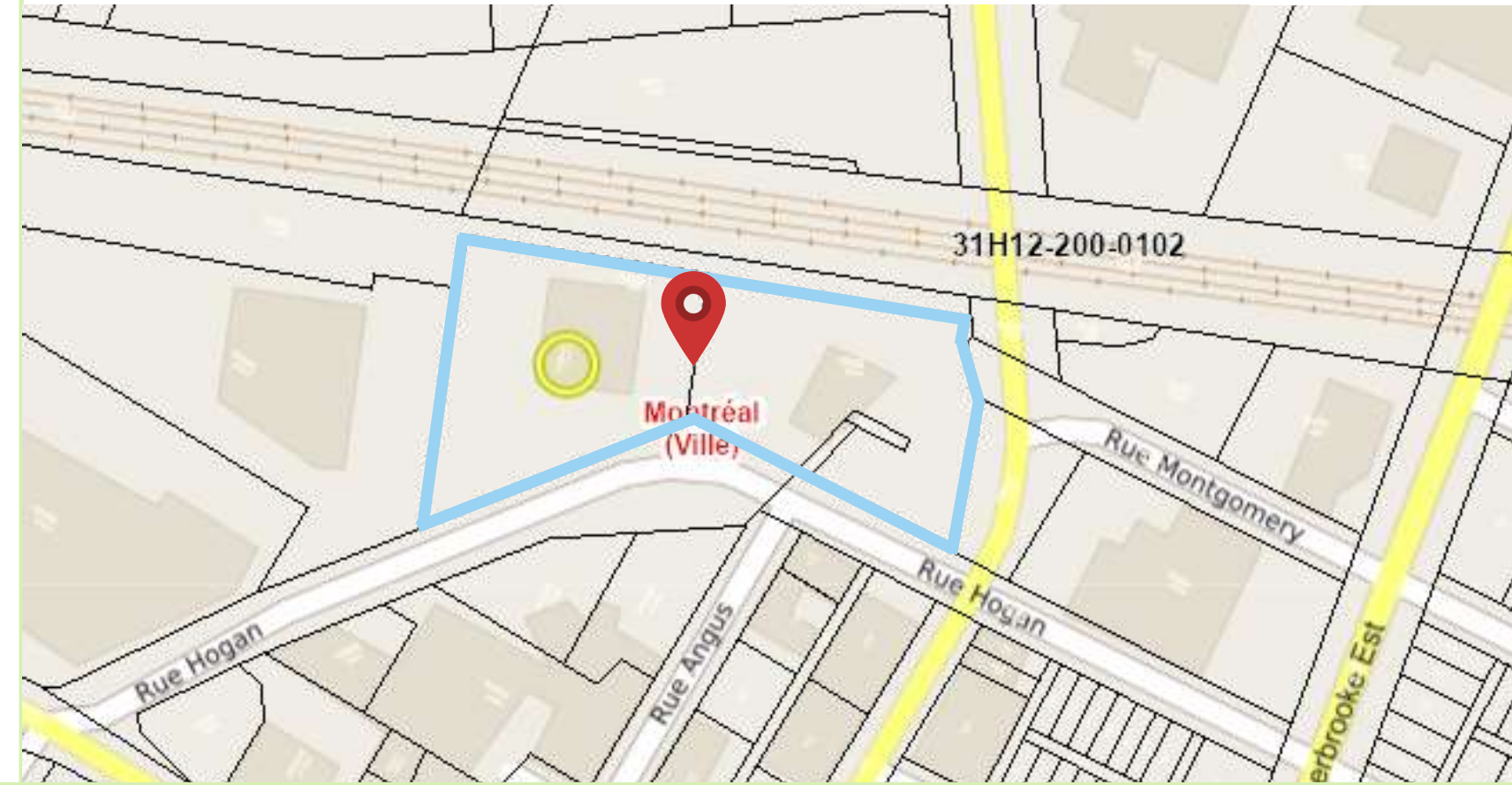
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# ZONING DETAILS

MINIMUM FLOORS	2
MAXIMUM FLOORS	5
MAXIMUM HEIGHT (IN METERS)	20
MINIMUM IMPLANTATION RATE	30%
MAXIMUM IMPLANTATION RATE	85%
MINIMUM DENSITY	1
MAXIMUM DENSITY	3

ZONE	460
CATEGORY	1.3(3)



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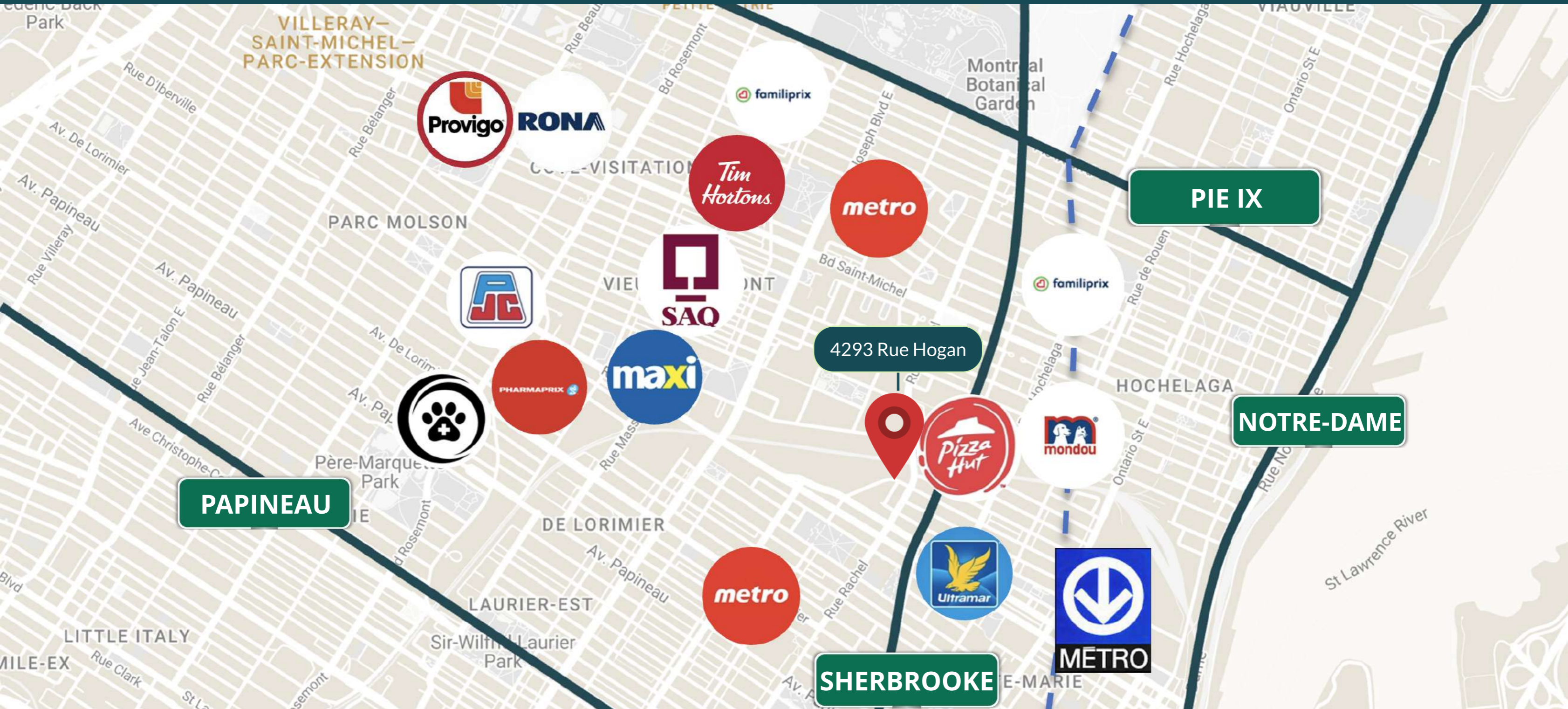
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# LOCATION

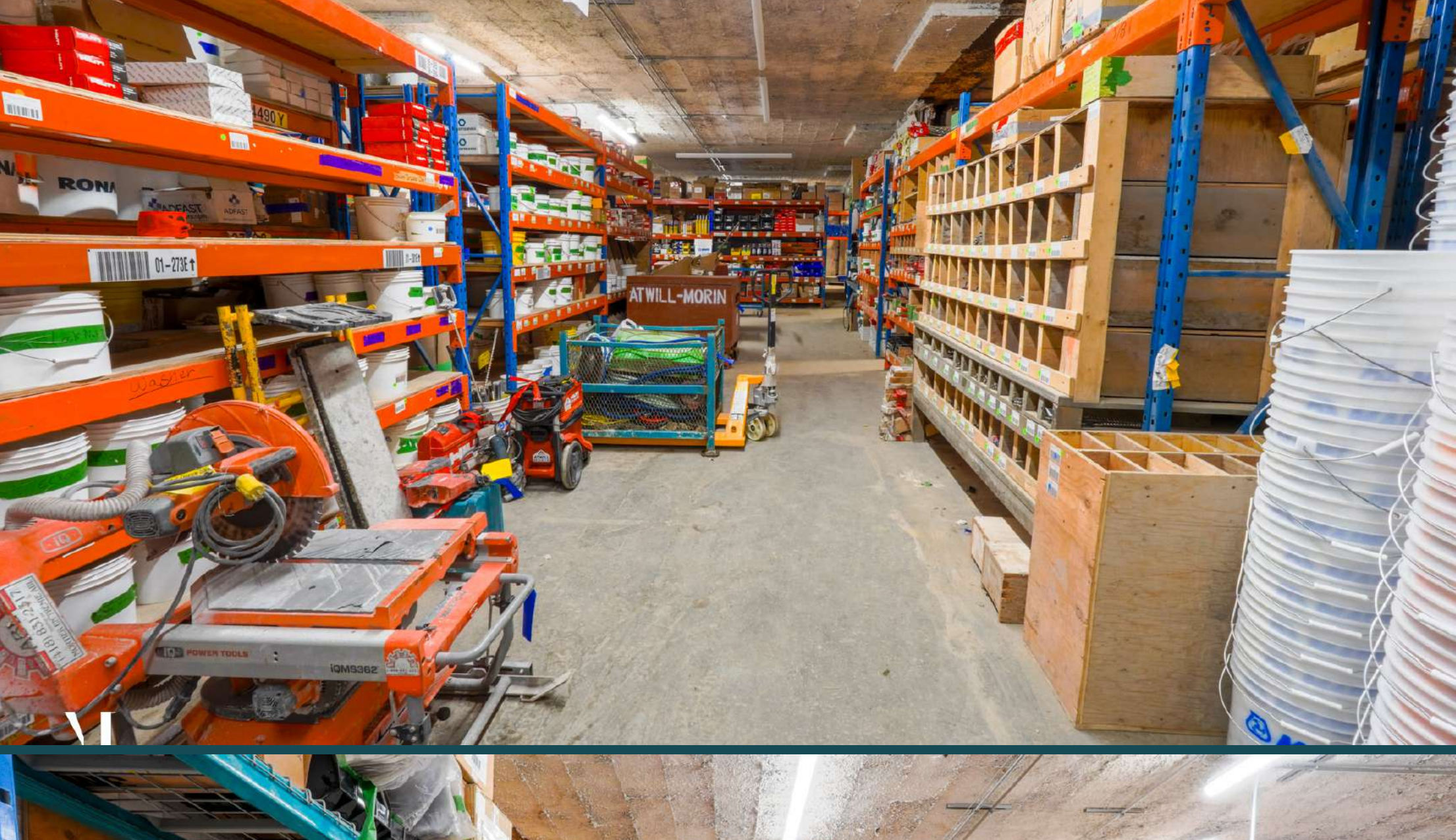
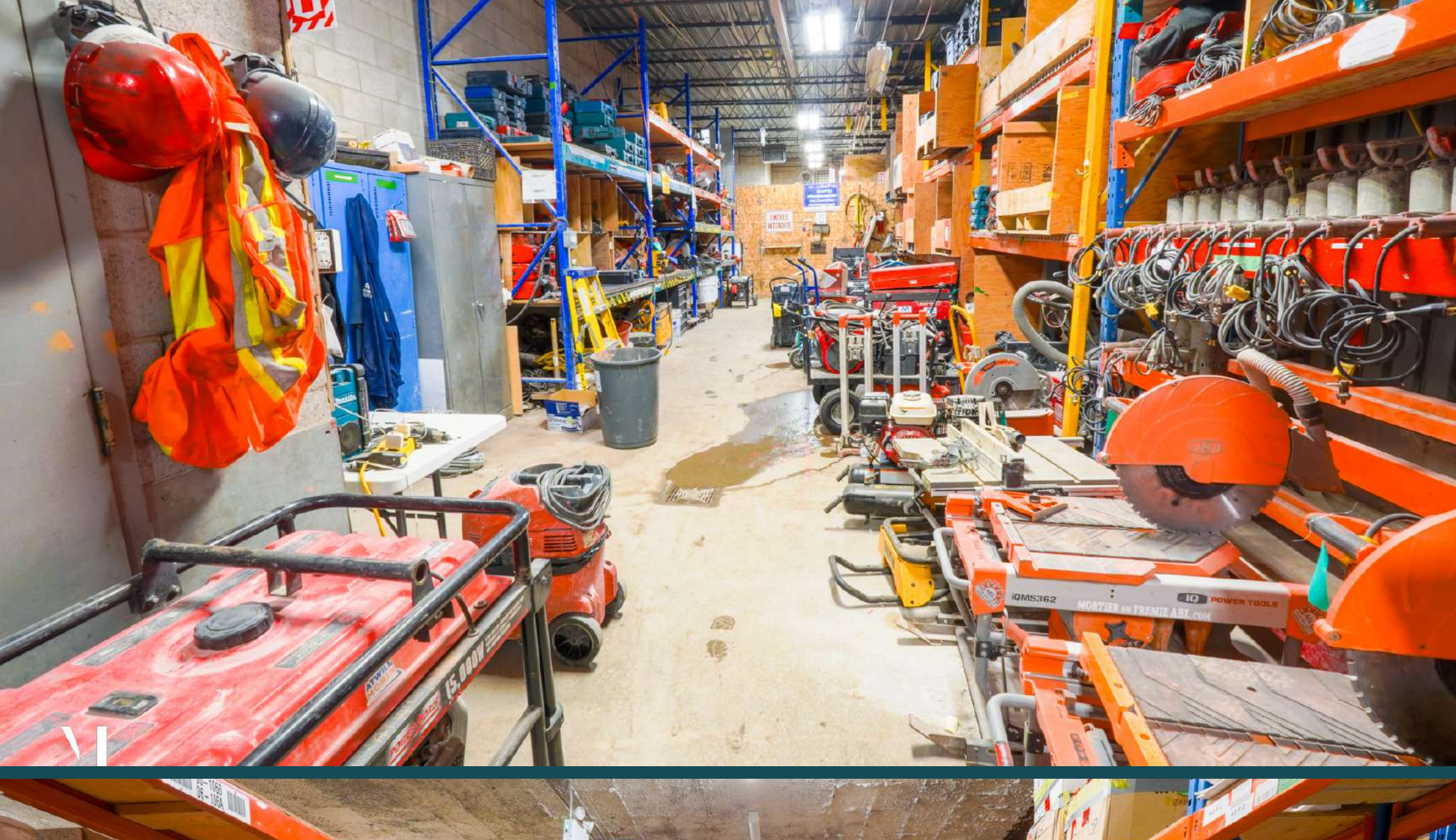
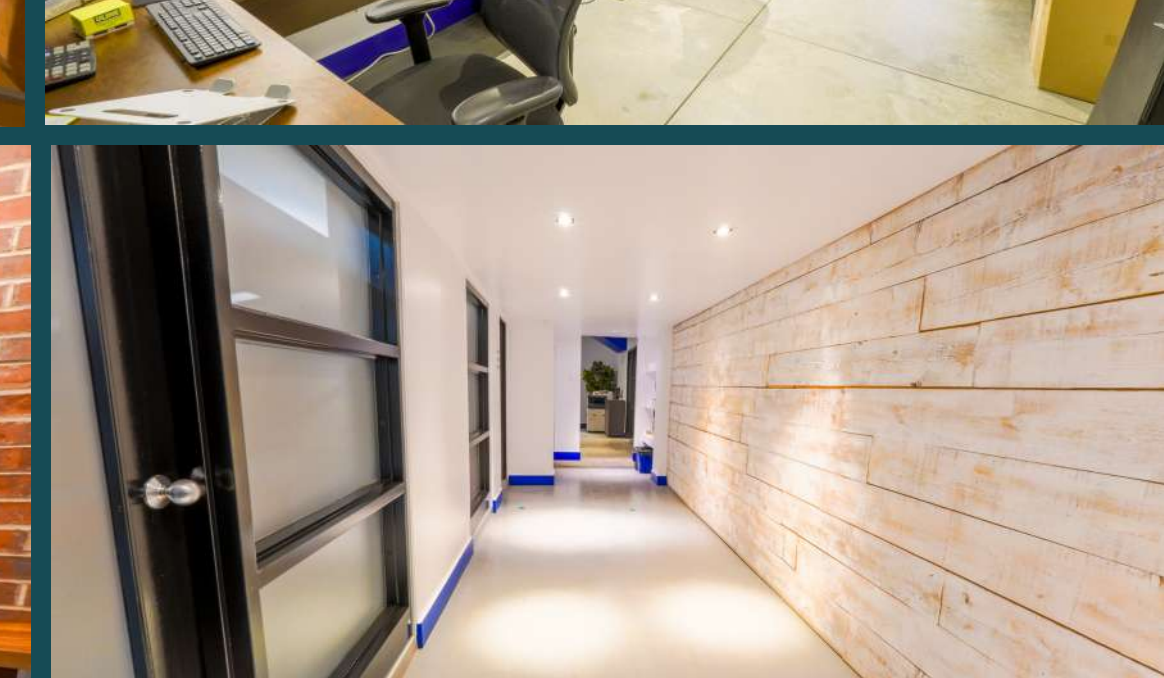
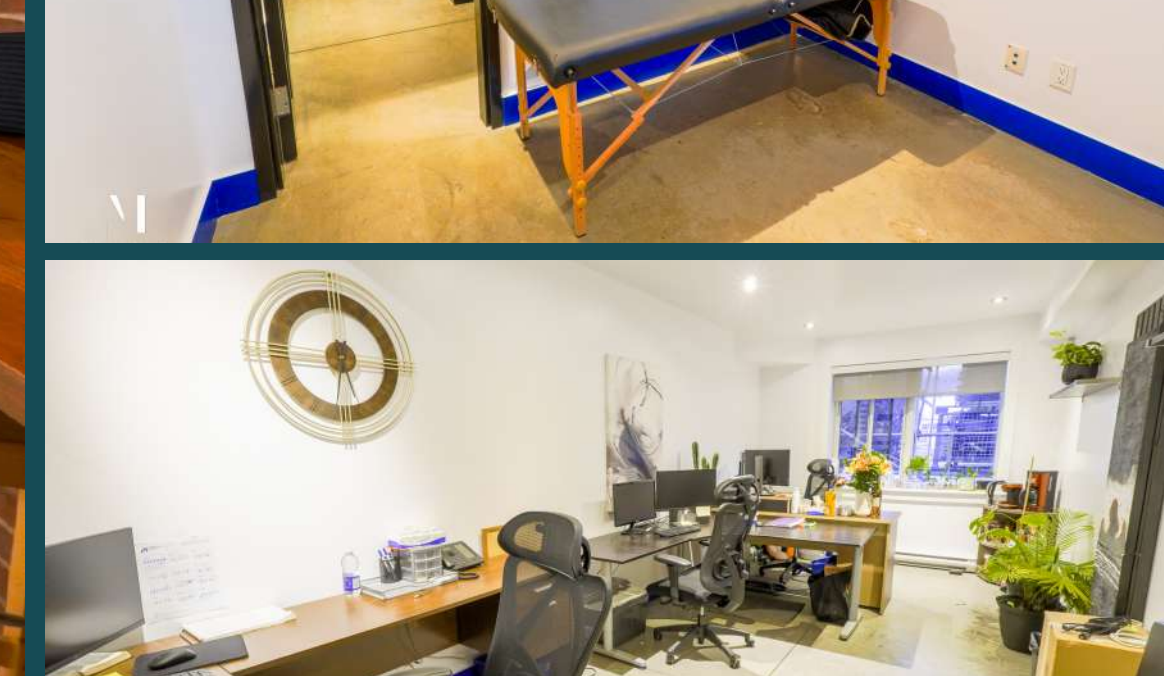
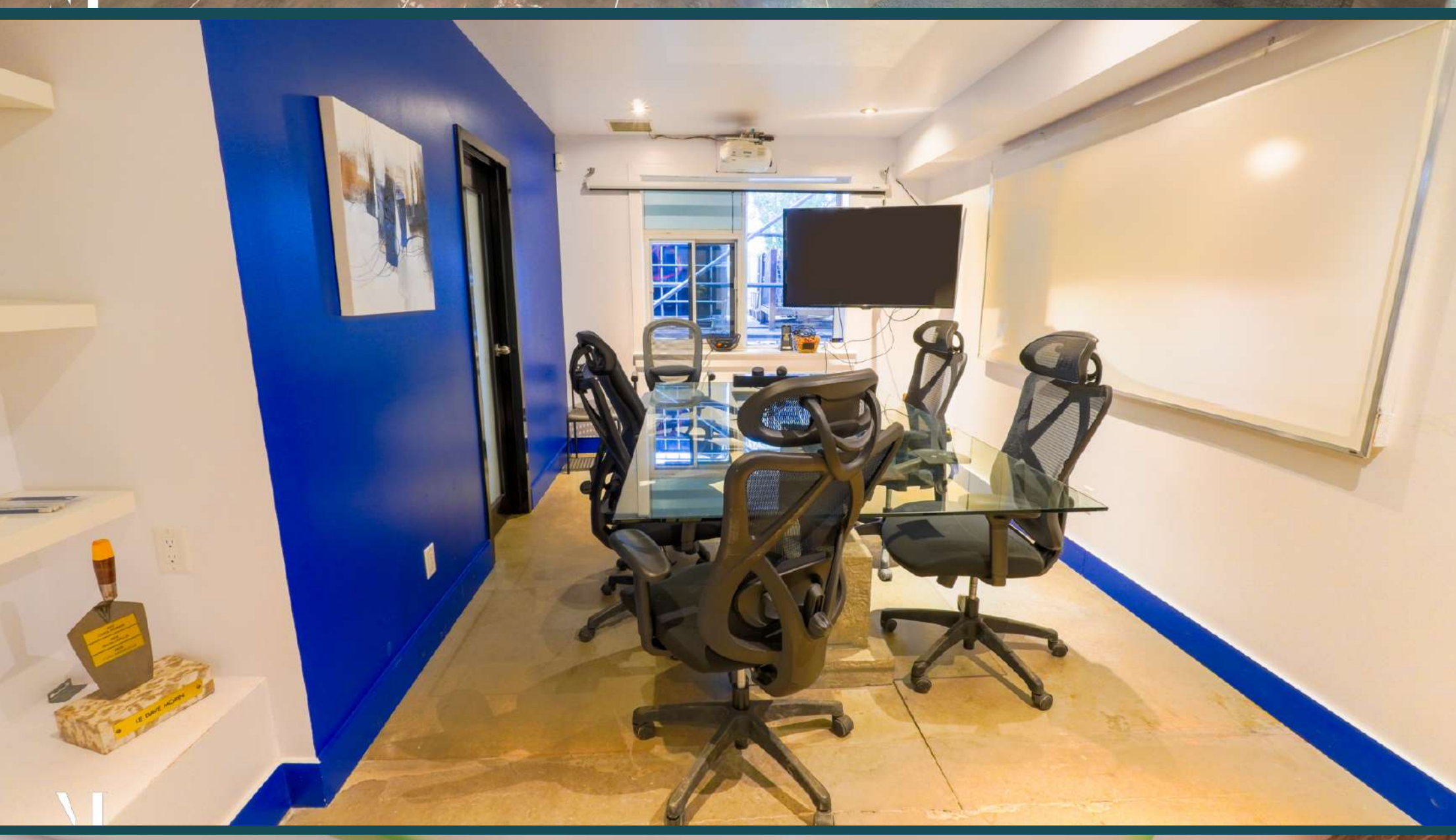
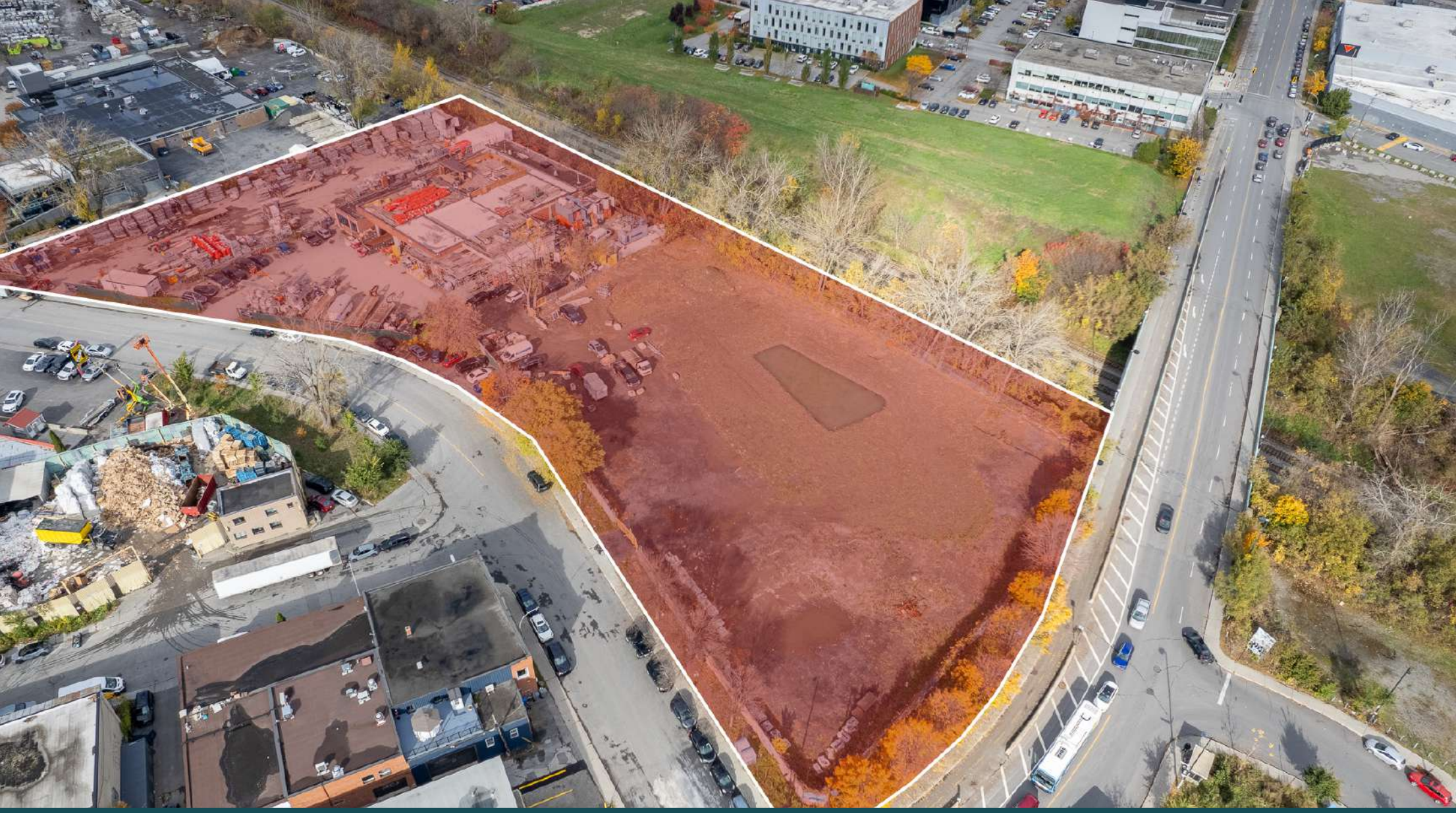
STRATEGICALLY LOCATED IN CLOSE PROXIMITY TO THE DOWNTOWN AREA, AND TO BOULEVARDS SHERBROOKE, PAPINEAU, NOTRE-DAME, AND PIE IX.

EASY ACCESS TO PUBLIC TRANSPORTATION: METRO FRONTENAC NEARBY, AND BUS STOP IN FRONT OF PROPERTY.



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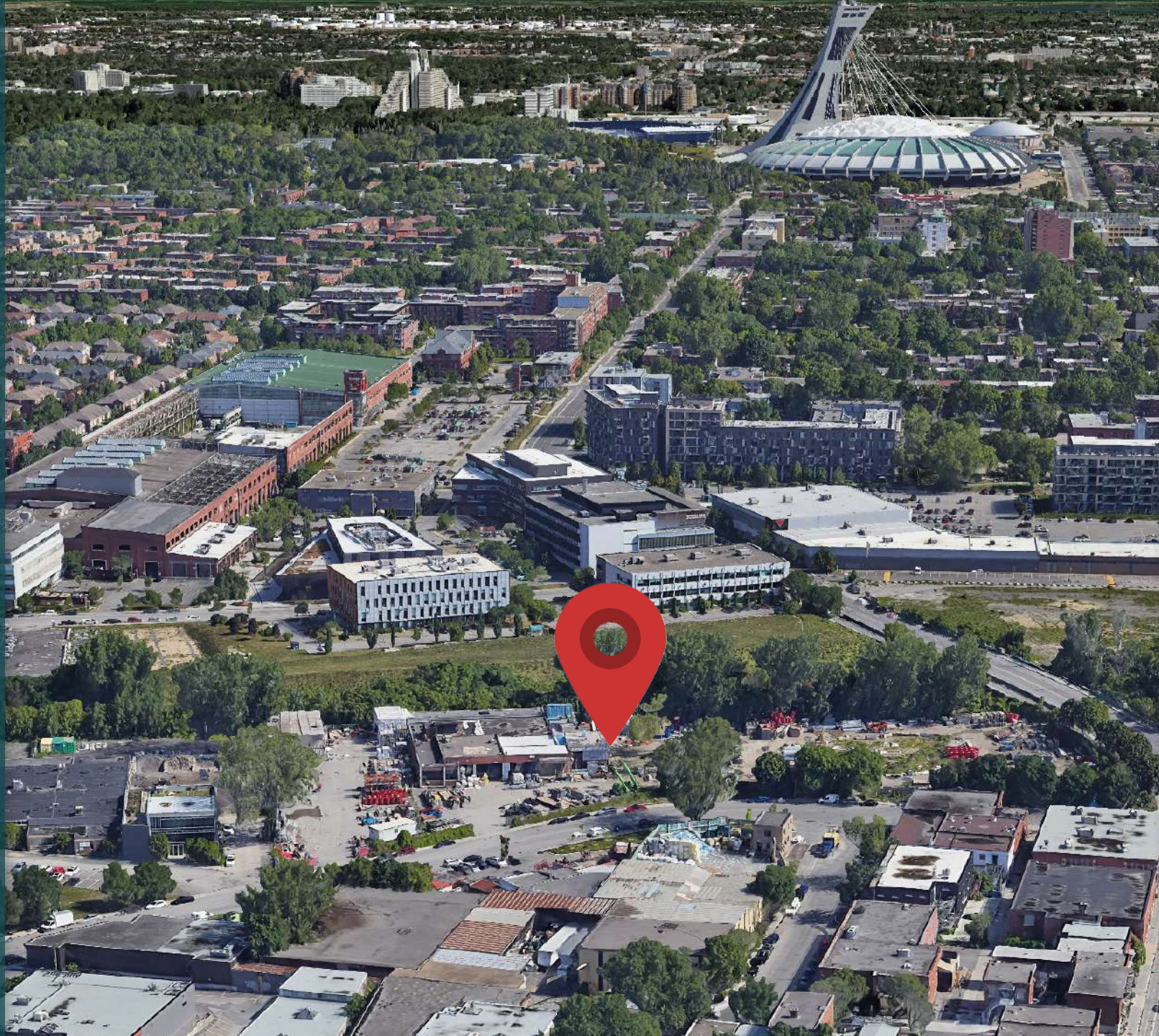


Commercial Real Estate Agency

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514.736.0511

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