

**FOR SALE**

**± 142,718 SF Combined**

**savills**

**Décarie**

**± 131,501 SF**

**Namur**

**± 12,217 SF**

**7301 DÉCARIE & 5150-5160 DE NAMUR, MONTREAL, QUÉBEC**

# **Two Industrial / Commercial Buildings**

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# 7301 Décarie & 5150-5160 de Namur

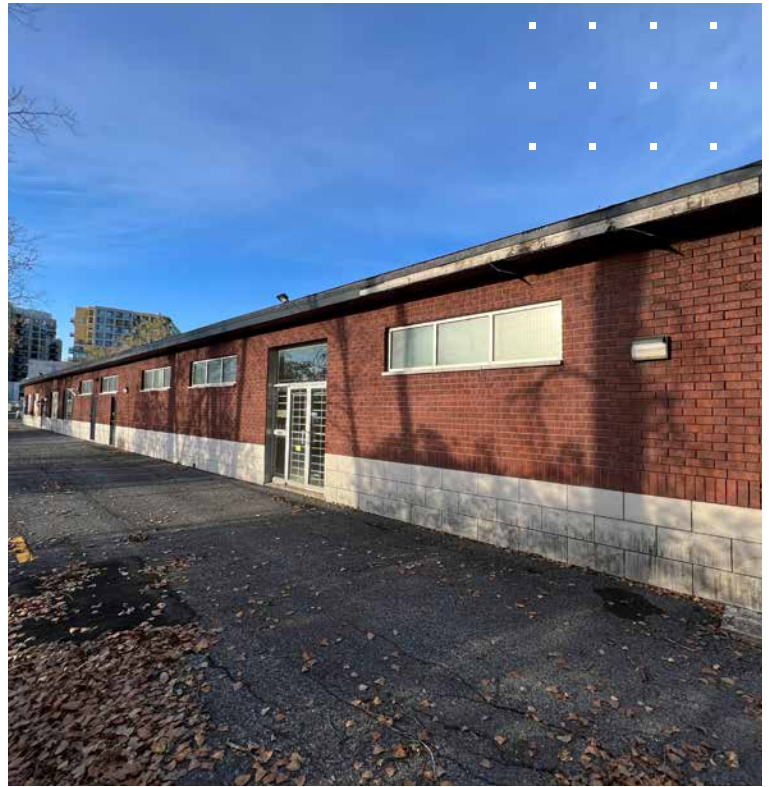


# 7301 Décarie & 5150-5160 de Namur

## PRIME LOCATION

The properties benefit from easy access off Highway 15 and close to Highway 40, and is located at the corner of Décarie and Namur within Montreal's dynamic district in proximity to all amenities.

Minutes away from restaurants & shopping and also located 15 minutes from Montreal's downtown core.



**Montréal-Pierre Elliott Trudeau  
International Airport**  
12 KM  
15 minute drive



**Namur Metro Station**  
500 meters  
6 minute walk



**Amenities/Shopping**  
650 meters  
8 minute walk



# 7301 Décarie Boulevard



**Freestanding industrial / commercial building, steps away from Namur metro station**

## PROPERTY DETAILS

Total building area	<b>± 131,501 SF</b>
Ground floor area	<b>± 75,000 SF</b>
Second floor area	<b>± 56,501 SF</b>
Land Area	<b>± 140,609 SF</b>

# 7301 Décarie Boulevard



**Construction year**  
1945 with multiple extensions



**Shipping doors**  
6 truck-level  
2 drive-in



**Lot number**  
2 648 712



**Electricity**  
600/347 Volts,  
1000 Amps



**Clear height**  
11'



**Zoning**  
Industrial  
Commercial

**Sale Price:**

**Contact brokers**

## FINANCIAL DETAILS

### Municipal evaluation

Land	<b>\$1,515,300</b>
Building	<b>\$3,195,700</b>
Total	<b>\$4,711,000</b>

### Taxes (2022)

Municipal	<b>\$163,422</b>
School	<b>\$4,921</b>
Total	<b>\$168,343</b>





# 5150-5160 rue de Namur



**Standalone industrial /  
commercial property**

## PROPERTY DETAILS

Total building area **± 12,217 SF**  
Land Area **± 22,335 SF**



# 5150-5160 rue de Namur



**Construction year**  
1957



**Drive-in doors**  
1



**Lot number**  
2 648 735



**Zoning**  
Industrial  
Commercial

**Sale Price:**

**Contact brokers**

## FINANCIAL DETAILS

### Municipal evaluation (2021)

Land	<b>\$593,400</b>
Building	<b>\$891,600</b>
Total	<b>\$1,485,000</b>

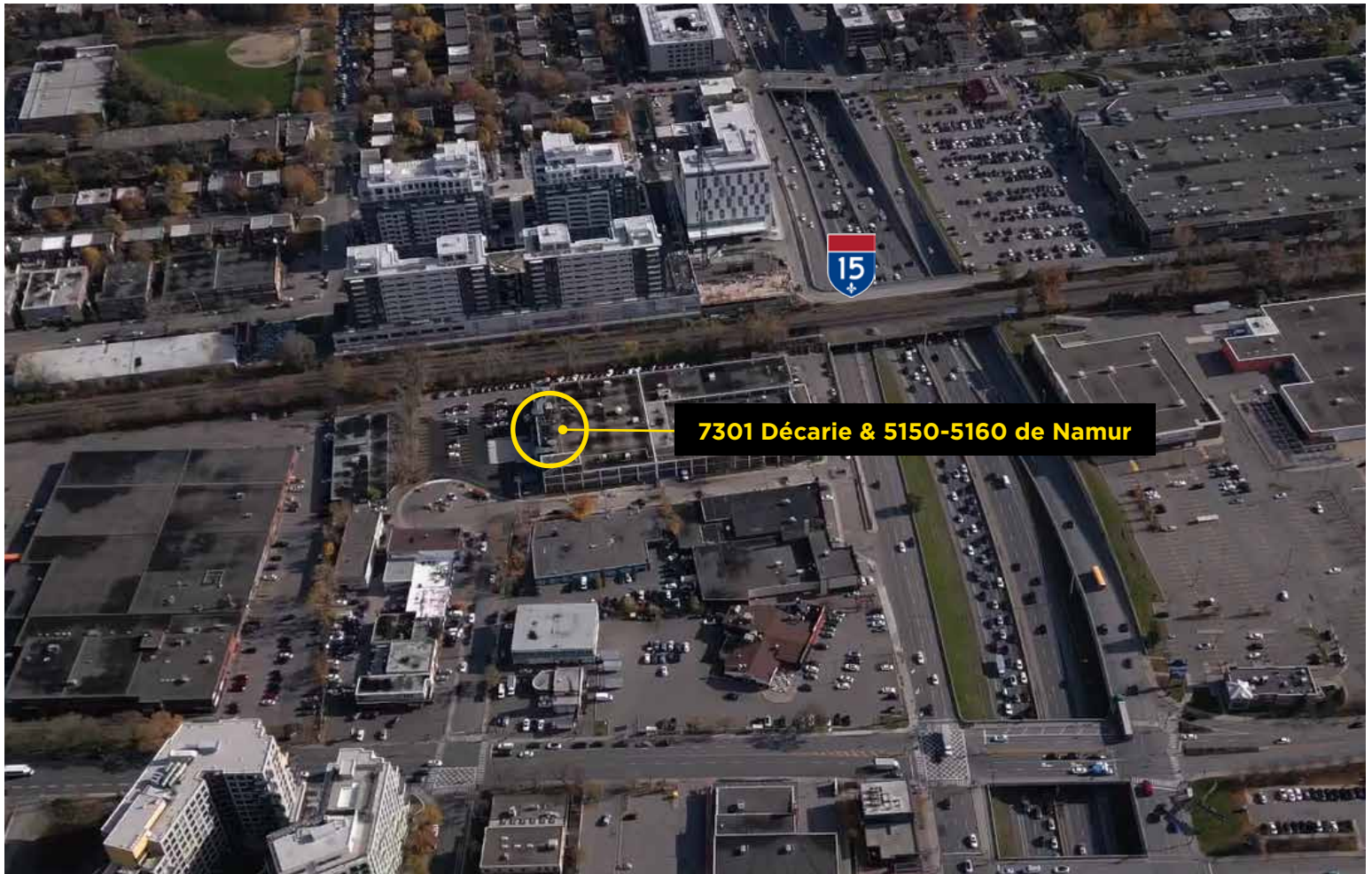
### Taxes (2022)

Municipal	<b>\$45,544</b>
School	<b>\$1,500</b>
Total	<b>\$47,044</b>





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