



**1331**

**DE LA GARE AVENUE**  
MASCOUCHE, QUÉBEC

Avison Young presents this opportunity to acquire an industrial site totaling approximately 1,339,230 square feet, including a fenced yard, located at 1331 De La Gare Avenue, in Mascouche, Québec.

- Industrial zoning projected
- 25,000-square-foot industrial building on the site with two modular offices
- Adjacent to Highway 25, providing great access to major highways in the Greater Montreal Area and the province of Québec



## CHARACTERISTICS

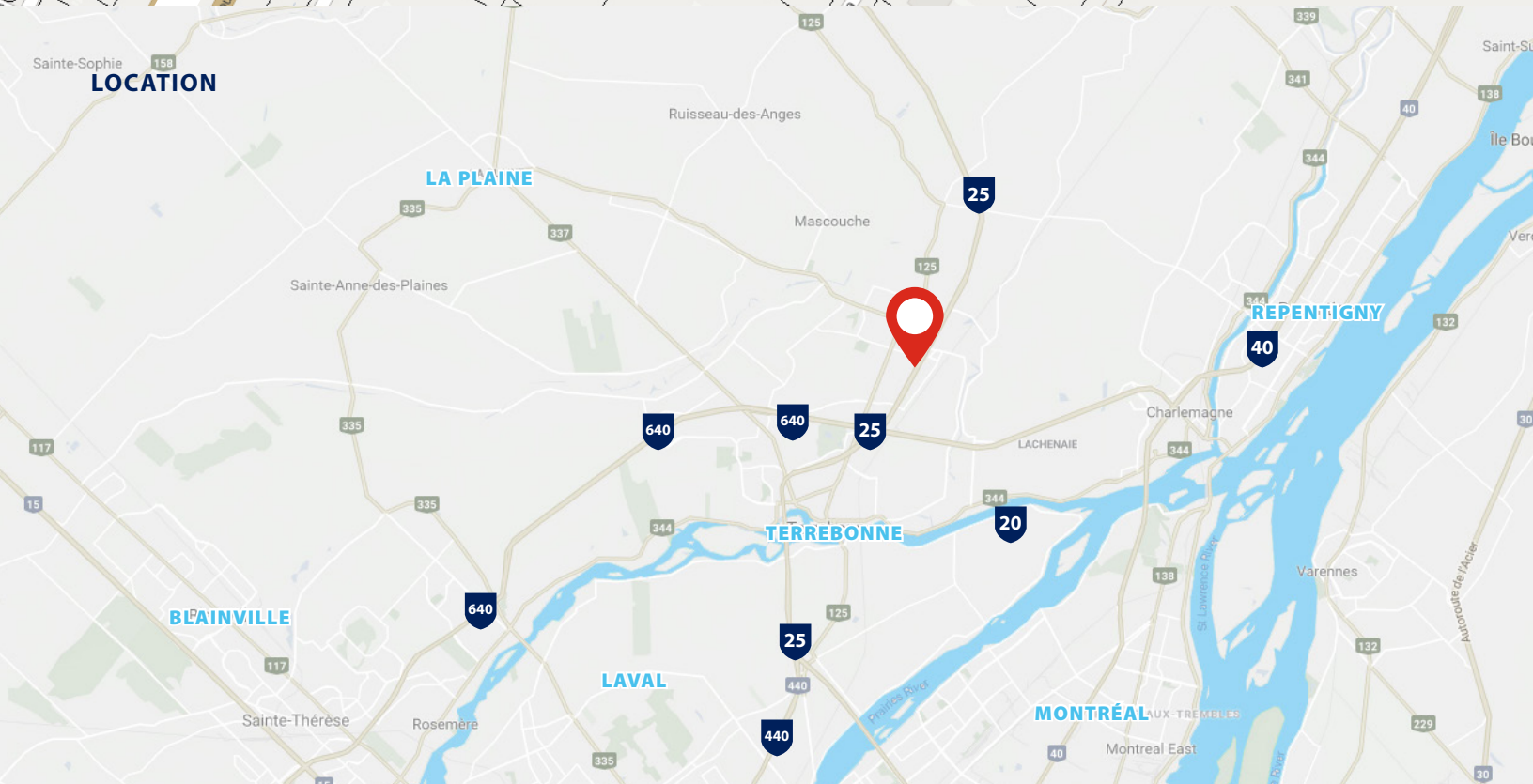
Total Land Area	1,339,230 square feet
Current Use	Industrial zoning approved by the city
Industrial Building	25,000 square feet
Modular Offices (2)	5,000 square feet
Security	Fenced yard
Overhead Cranes	2 (2 tons and 11 tons)
Clear Height	29 feet to 32 feet
Drive-in Doors	6 (various dimensions)
Heating	Suspended gas heaters
Electricity	600 Amps/600 Volts
Sanitary and Surface Water Drains	Yes
Water Services and Fire Hydrants	Yes

## ZONING

Zoning	Light Industrial and office
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## FINANCIAL INFORMATION

Land Evaluation	\$3,948,500.00
Building Evaluation	\$637,400.00
Municipal Evaluation	\$4,585,900.00
Municipal Taxes	\$138,124.34
Asking Price	Contact broker





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**CONTACT**

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