

Industrial Development Opportunity

Boulevard Albert-Mondou

Saint-Eustache, Quebec

±19.11 acres (± 832,855 sq. ft.)



Industrial Development Opportunity

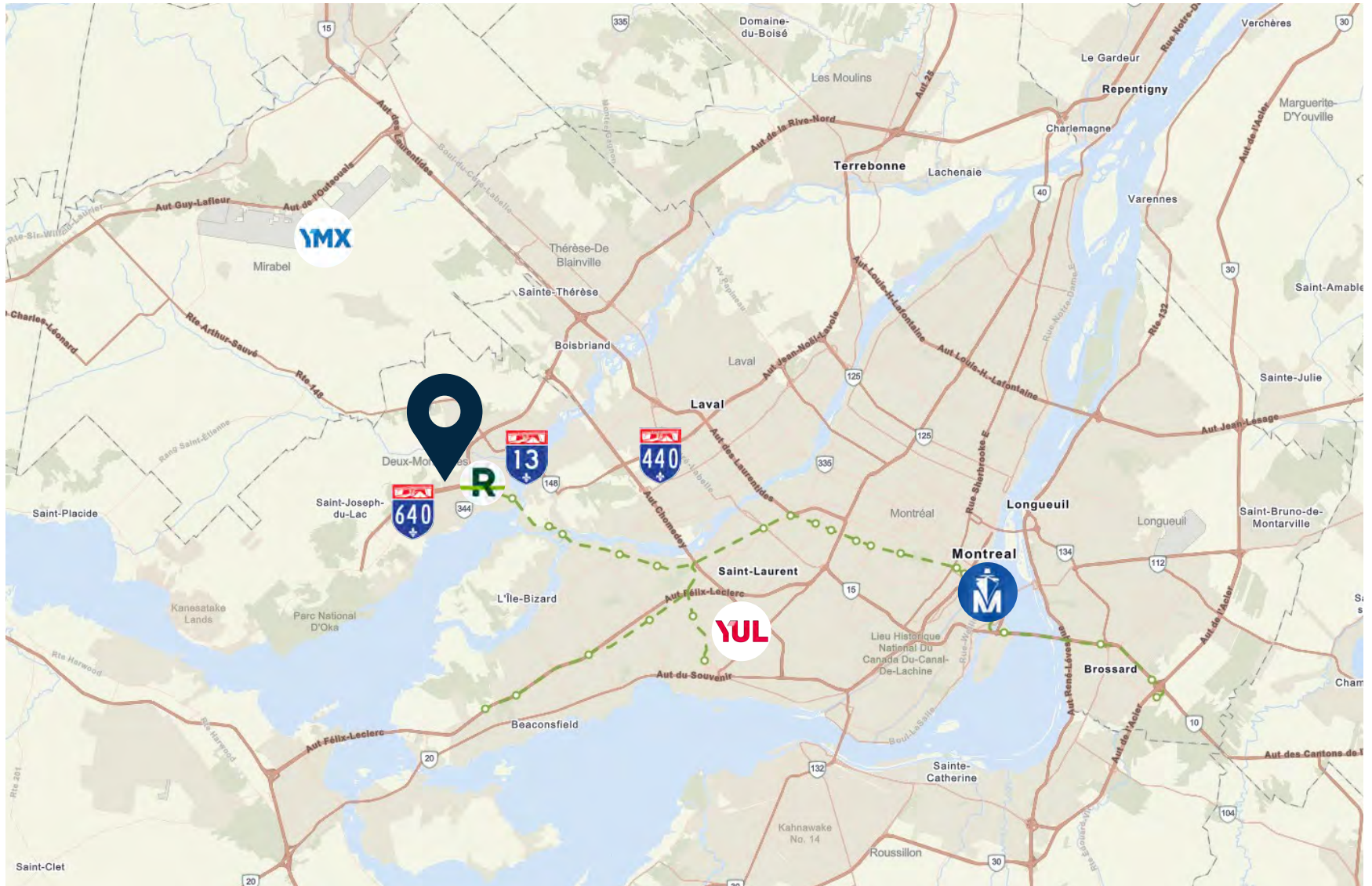
The site is composed of four lots that front onto Boulevard Albert-Mondou, Saint-Eustache. The property is mostly paved and has a total area of 832,855 sq. ft. With no existing structures on site, this property offers a true blank canvas—ideal for users or developers looking for shovel-ready sites.

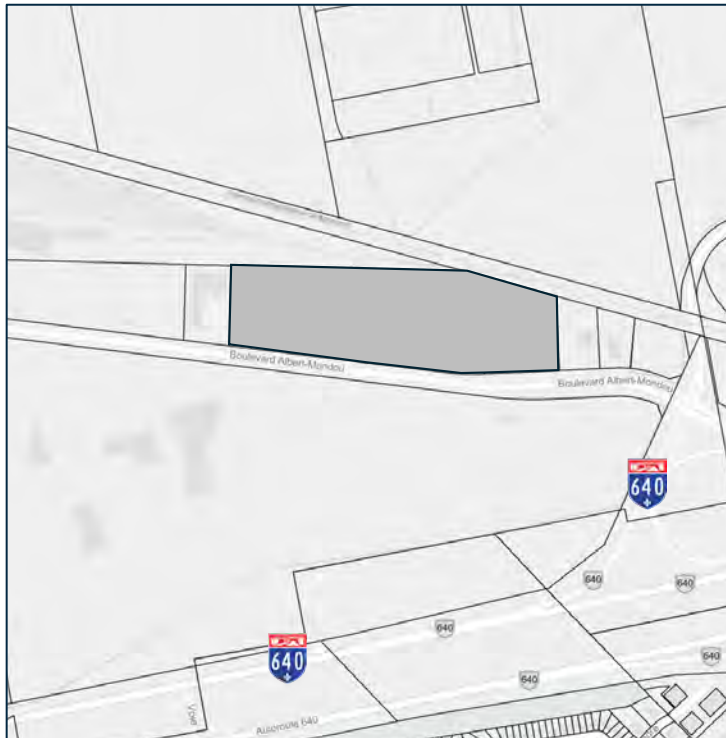


SITE OVERVIEW

Address	Boulevard Albert-Mondou, Saint-Eustache, Quebec, Canada
Land Size (AC)	± 19.11 AC (± 832,855 sq. ft.)
Owner	ADESA Montreal Corporation (OPENLANE)
Industrial Market	North-Shore
Industrial Submarket	Saint-Eustache
Lot Number(s)	1713316, 1713317, 1713318 & 2461844
Existing Land Usage	The site is currently occupied by ADESA Montreal Corporation, on which they primarily store motorvehicles in connection with their auction business.
Trans-Canada Highway Access	Highway 640
Highway 640 Traffic Count	92,000 Cars Per Day
Site Enhancements	The property has been fully upgraded with essential utility services, paved surfaces, and partial fencing for added security.
Nearby Regional Transportation	Deux-Montages REM commuter train station (2KM), Mirabel Airport (YMX) (36KM) and P.-E.-Trudeau International Airport (YUL) (31KM)

Site Location

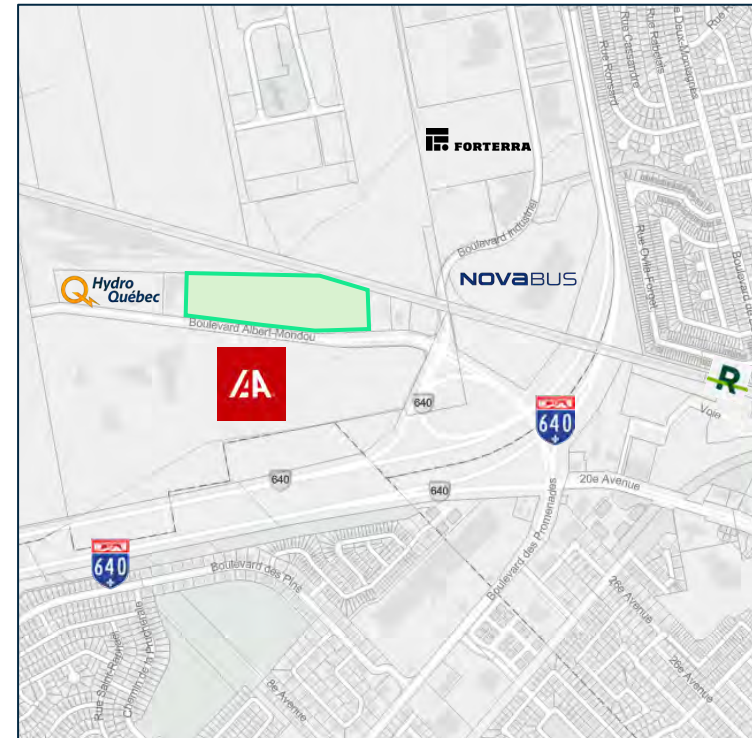




Zoning & Use

The site is part of the industrial zone 2-I-02 in which specific uses are authorized according to Saint-Eustache zoning By-Law number 1675.

This zone permits many industrial and manufacturing uses under the Industrial Class I-01.



Prime Neighbours, Prime Opportunity



NOVABUS



Aerials



Market Overview

City of Saint-Eustache

Saint-Eustache Highlights

Saint-Eustache is located on the Western part of the North-Shore of the island of Montreal. With a population of over 45,000 individuals, the location benefits from a strong pool of labour. The industrial hub of Saint-Eustache consists of an industrial park, an innovative business district, as well as a major residential development.

There are approximately 280 businesses in the industrial hub which offer over 5,000 jobs, and continues to grow. The businesses in the region include automotive, IT and electronics, transportation, metals/metal product manufacturing, and many others, making it a prime location to develop and attractive region for all businesses.



Prime location



Strong pool of labour



Industrial hub



Source: saint-eustache.ca

Industrial Development Opportunity

Boulevard Albert-Mondou | Saint-Eustache



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