



FOR SALE AND LEASE

Industrial Building in Prime Central Location

4200 Saint Patrick Street | Montreal, QC

Nicholas Payette

Associate Vice President
Commercial Real Estate Broker
+1 514 764 2847
nicholas.payette@colliers.com

Vincent Iadeluca*

Senior Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadeluca@colliers.com

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Property Overview

| | | |
|----------------------------|--|------------|
| Civic Address | 4200 Saint Patrick Street Montreal, QC | |
| Lot Number | 1 573 563, 1 573 564 | |
| Land Area | ±78,049 SF | |
| Total Building Area | Warehouse Area (SF) | ±23,844 SF |
| | Office Area (SF) | ±6,770 SF |
| | Total Building Area (SF) | ±30,614 SF |
| Clear Height | 15' - 22' | |
| Shipping | 1 Truck Level Door 5 Drive In Doors | |
| Overhead Cranes | 1X 7.5T 1X 5T 1X 0.5T | |
| Power | 400A/600V | |
| Zoning | I.5 / I.7(1) / C.6(2)B / C.7B / E.71 | |

| | | |
|----------------------------|-----------------------|---------------------|
| Property Taxes 2024 | Municipal Taxes | \$125,514.00 |
| | School Taxes | \$3,279.40 |
| | Property Taxes | \$128,793.40 |



Prime Midtown
Location



Proximity to
Highways 15 & 20



Available
Q4 2024



Area Breakdown



Building 1: Office

Total Building Area ± 4,694 SF
(2 Floors)

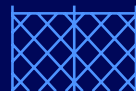
Basement Area ±1,479 SF
(Excluded from total building area)



Outdoor Storage



Large Labor Pool



Fully Fenced & Secured Yard

Building 2: Office

Total Building Area ± 2,076 SF
(2 Floors)

Basement Area ±1,048 SF
(Excluded from total building area)

Building 3: Warehouse/ Workshop

Building Area ±12,188 SF

Clear Height 16' to 21'

Shipping 3 Drive In Doors

Electricity 400A/600V

Crane 1x 5T
1x 7.5T

Building 4: Warehouse

Building Area ±11,656 SF

Clear Height 15' - 22'

Shipping 1 Dock Level Door
2 Drive In Doors

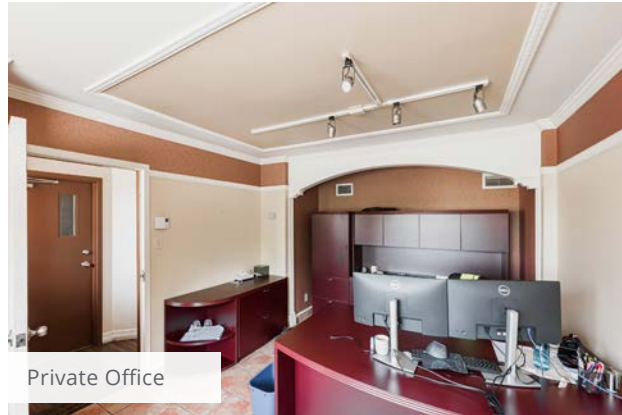
Electricity 400A/600V

Crane 1x 0.5T

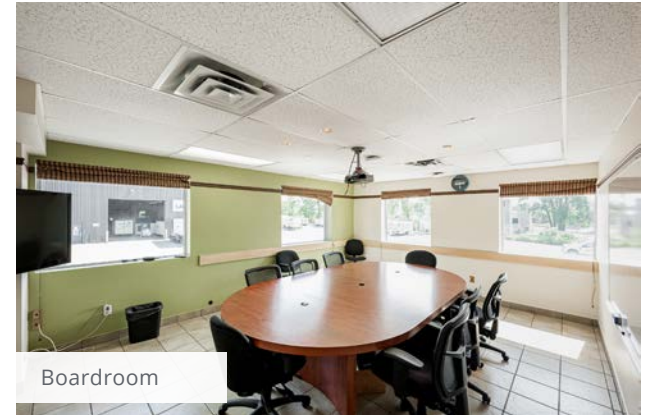
Property Photos



Reception Area



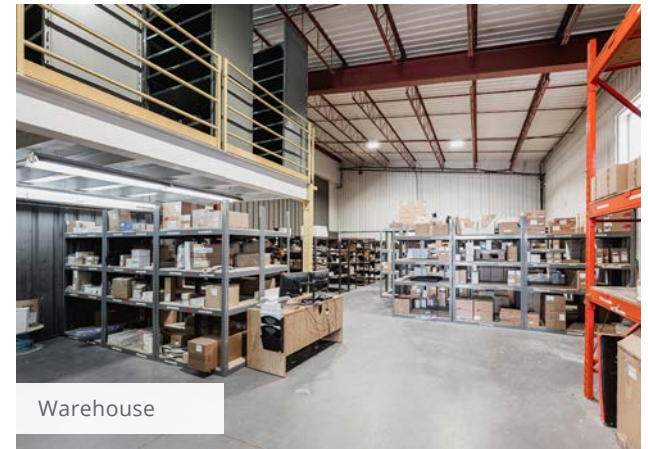
Private Office



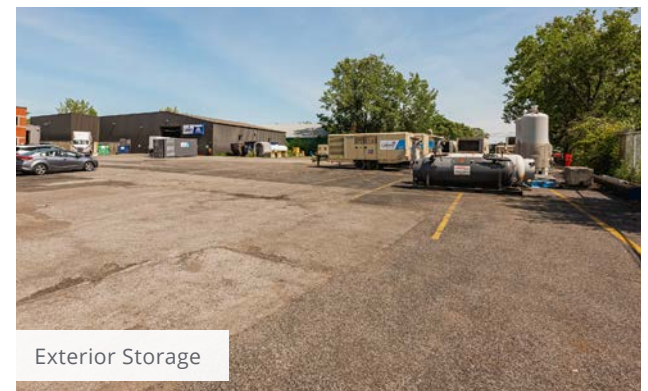
Boardroom



Warehouse

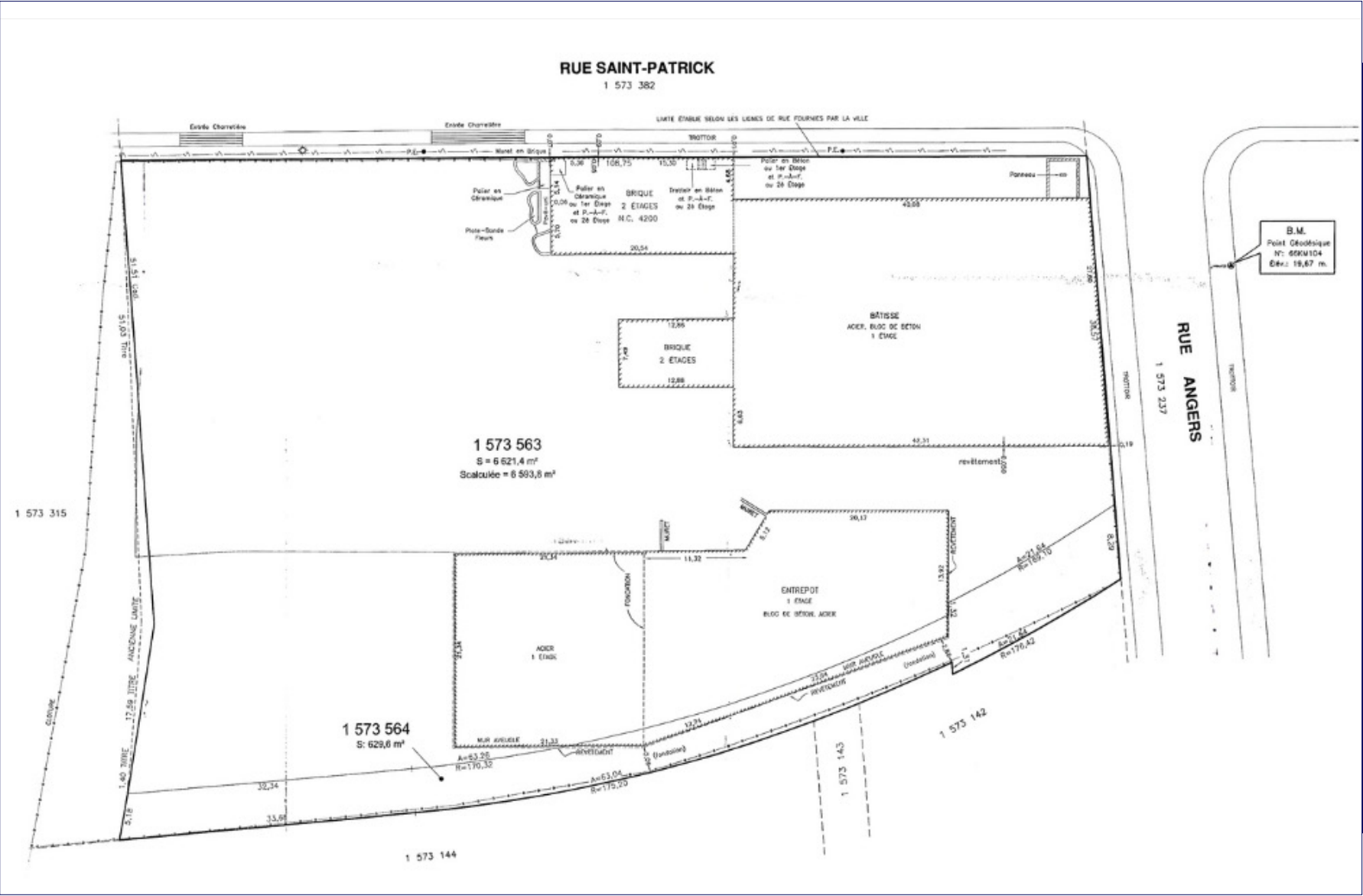


Warehouse



Exterior Storage

Site Plan



Nearby Amenities

 4200 Saint Patrick Street
Montreal, QC

- 1 Atwater Market
- 2 Metro Grocery Store
- 3 McKiernan Rôtisserie
- 4 Terrace Saint-Ambroise
- 5 Messorém Microbrewry
- 6 Riverside St-Henri
- 7 Esso Gas Station
- 8 Desjardins Bank

 Charlevoix

 Monk



2.0 KM | 5 MIN
Charlevoix Metro Station



2.5 KM | 6 MIN
Monk Metro Station



2.1 KM | 4 MIN
Highway 15



4.7 KM | 9 MIN
Highway 10



4.9 KM | 11 MIN
Highway 720



7.2 KM | 13 MIN
Downtown Montreal



7.2 KM | 13 MIN
Montreal Int'l Airport



7.9 KM | 18 MIN
South Shore



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*Vincent Iadeluca Real Estate Services Inc.

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