



FOR LEASE

46,110 SF

4477 BOUL MÉTROPOLITAIN E, SAINT-LEONARD | QC

*Industrial building with  
excellent access to Highway 40*

IDEAL FOR CAR DEALERSHIPS OR TRANSPORT COMPANIES.

THE AGENCY MONTREAL REAL ESTATE AGENCY | COMMERCIAL DIVISION  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE

The information contained in this flyer/brochure, and all attachments, is confidential and is for the sole use of its intended recipient. If you are not the intended recipient, please note that it is strictly forbidden to read, copy or distribute this document. If you receive this message in error, please notify the sender immediately and delete this message and all attachments from your system.

 THEAGENCY

# PROPERTY OVERVIEW

4477 BOUL MÉTROPOLITAIN E, SAINT-LEONARD | QC  
INDUSTRIAL BUILDING FOR LEASE



**Gross Leasable Area (GLA)** 46,110 SF

**Land Area** 69,450 SF

**Asking Price** \$20.00 /SF NNN

**Operating Expenses** Estimated \$4.00 /SF

Prime location with direct access to Highway 40.

Located on a busy thoroughfare with many services nearby, this space offers immense potential for its occupant.



Excellent access to Highway 40 East



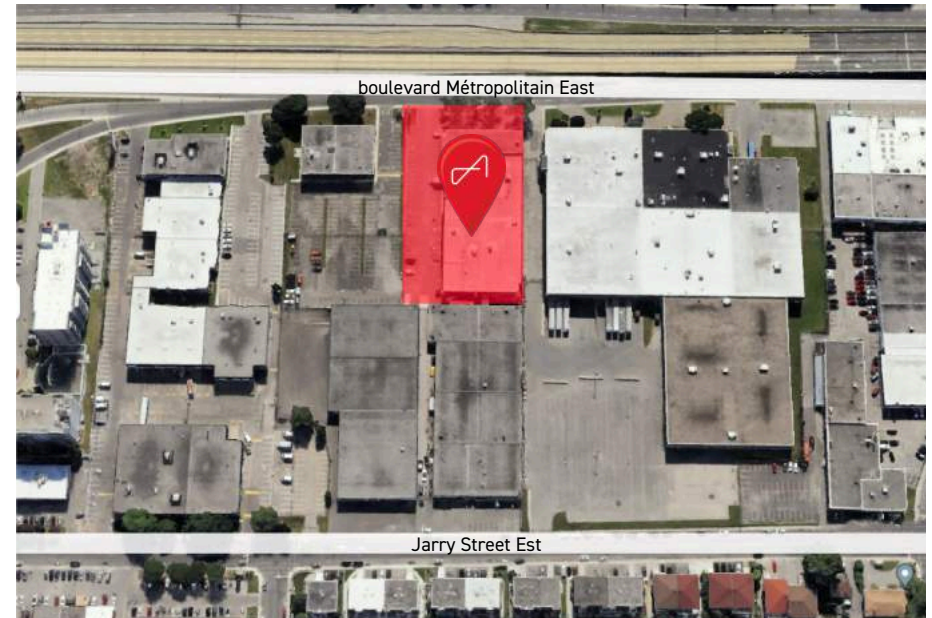
7 min from Highway 25



Within close proximity to public transport



Only 5 min from CF Galeries d'Anjou



THE AGENCY MONTREAL REAL ESTATE AGENCY | COMMERCIAL DIVISION  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE

The information contained in this flyer/brochure, and all attachments, is confidential and is for the sole use of its intended recipient. If you are not the intended recipient, please note that it is strictly forbidden to read, copy or distribute this document. If you receive this message in error, please notify the sender immediately and delete this message and all attachments from your system.





# LOCATION MAP

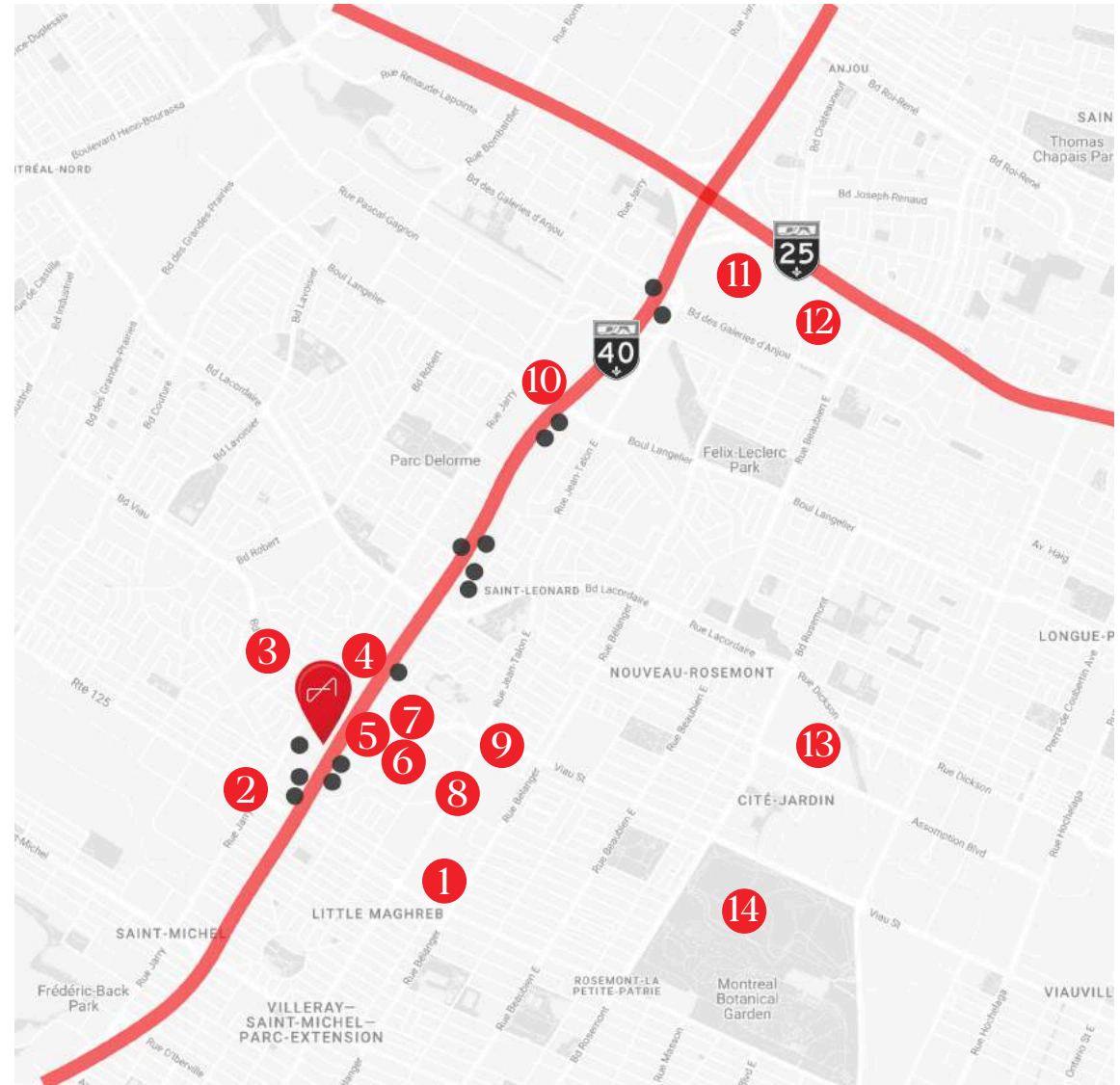
4477 BOUL MÉTROPOLITAIN E, SAINT-LEONARD | QC  
INDUSTRIAL BUILDING FOR LEASE



4477 Boul Métropolitain East

- 1 Le Boulevard shopping center
- 2 Tim Hortons
- 3 Restaurant Phuket
- 4 Pharmaprix
- 5 Roberto-Luongo Arena
- 6 Éconofitness
- 7 Supercentre Walmart Place Viau
- 8 Staples
- 9 McDonald's
- 10 Metropolitan Flea Market
- 11 CF Galeries d'Anjou
- 12 RONA L'entrepôt
- 13 Maisonneuve-Rosemont Hospital
- 14 Botanical Garden / Maisonneuve Park

-  Main highways
-  Car dealerships



THE AGENCY MONTREAL REAL ESTATE AGENCY | COMMERCIAL DIVISION  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE

The information contained in this flyer/brochure, and all attachments, is confidential and is for the sole use of its intended recipient. If you are not the intended recipient, please note that it is strictly forbidden to read, copy or distribute this document. If you receive this message in error, please notify the sender immediately and delete this message and all attachments from your system.



# SHAWN HANUSEAC

REAL ESTATE BROKER

514.531.7507

[SHAWN.HANUSEAC@THEAGENCYRE.COM](mailto:SHAWN.HANUSEAC@THEAGENCYRE.COM)

THE AGENCY MONTREAL REAL ESTATE AGENCY | COMMERCIAL DIVISION  
AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE

The information contained in this flyer/brochure, and all attachments, is confidential and is for the sole use of its intended recipient. If you are not the intended recipient, please note that it is strictly forbidden to read, copy or distribute this document. If you receive this message in error, please notify the sender immediately and delete this message and all attachments from your system.

