

12300

Boul. Albert-Hudon
Montreal-North

MI
TRIMONT

INDUSTRIAL BUILDING
FOR SALE OR FOR LEASE



VIDEO

PROPERTY DETAILS

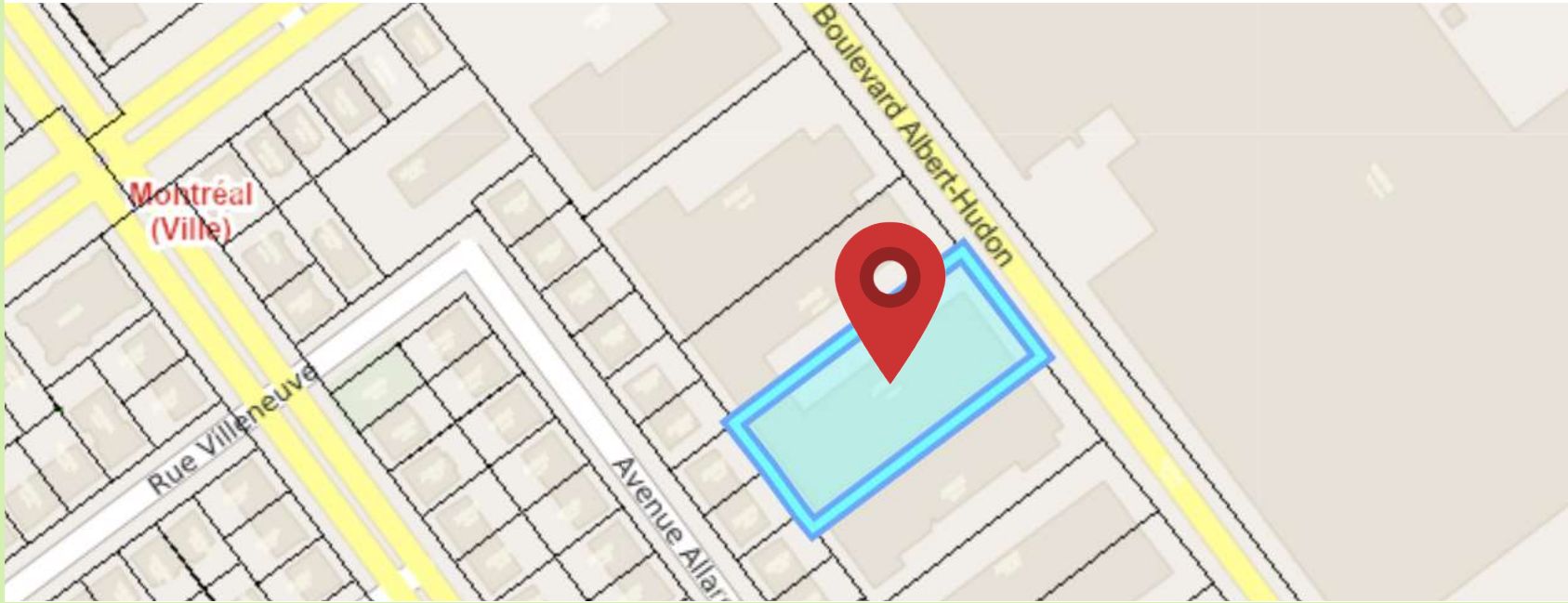
12300 Boul. Albert-Hudon, Montreal-North



FEATURES

- Strategically located in close proximity to Highway 25, Highway 40, and Boul. Henri-Bourassa.
- Close proximity to public transportation (bus line)
- Vast labour pool, situated in a high density residential sector

ZONING **DETAILS**
ZONE: (RM - 36772)
R.I, C.A, C.B, P.F
ACQUIRED RIGHT FOR INDUSTRIAL USE

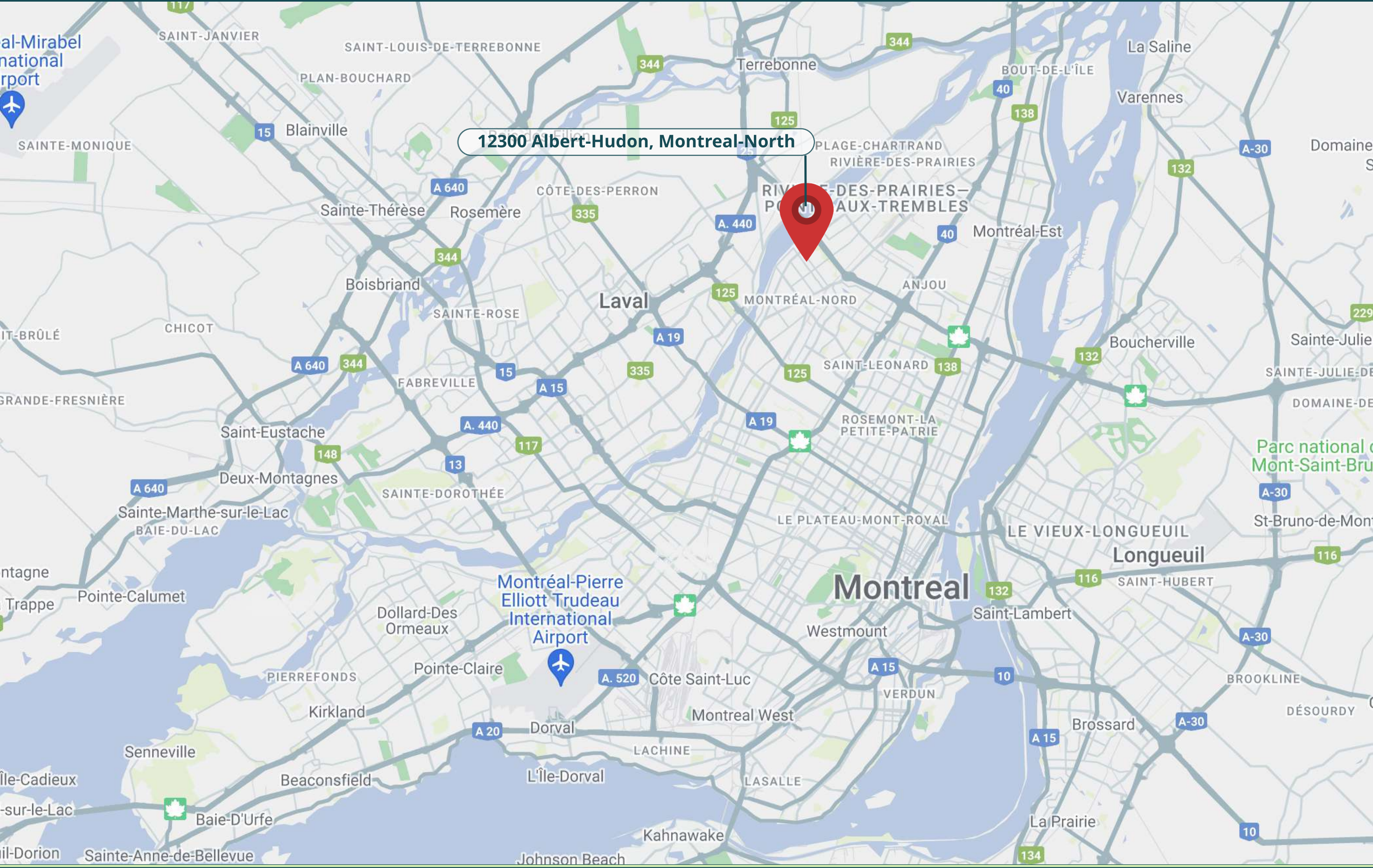


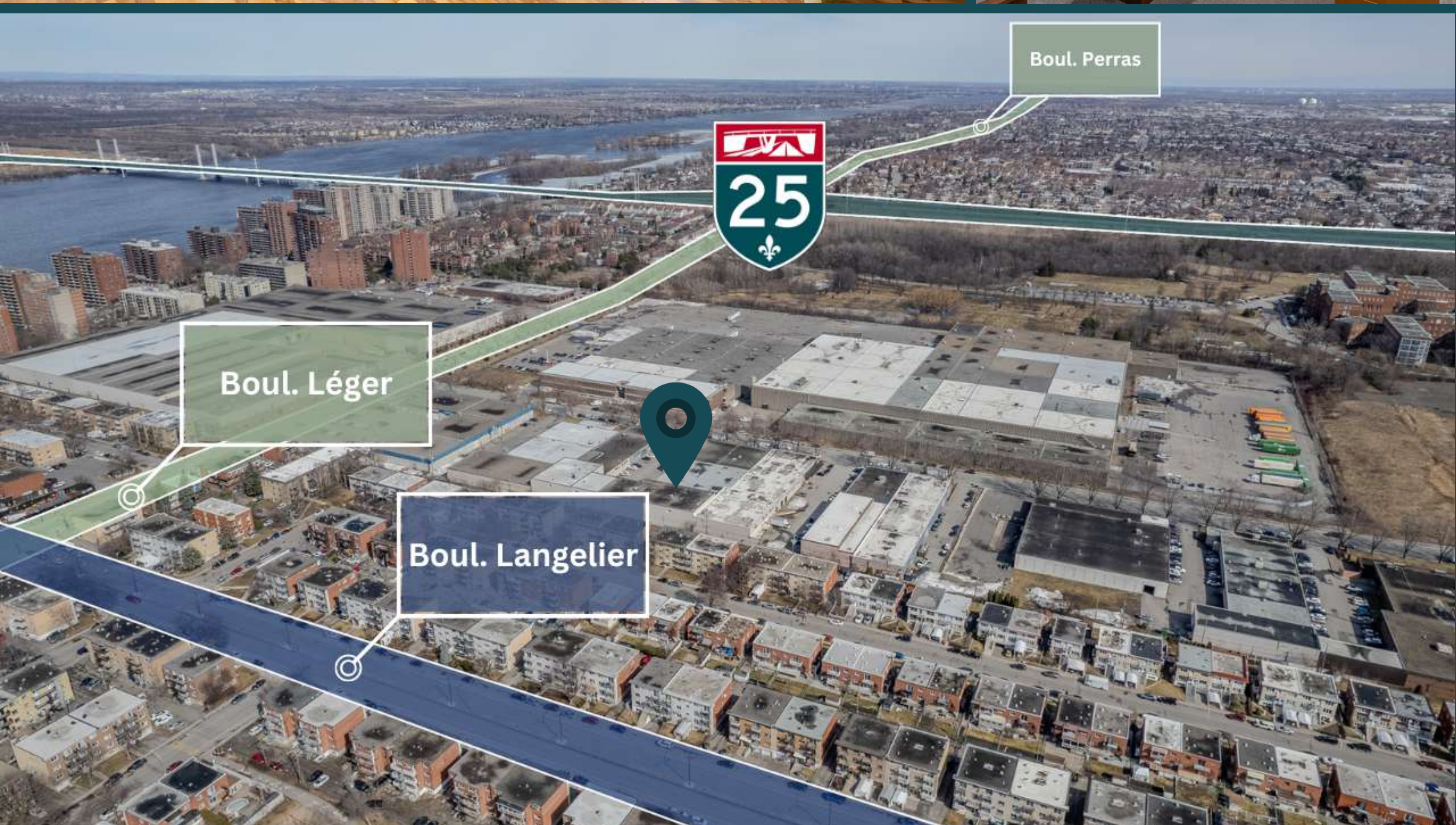
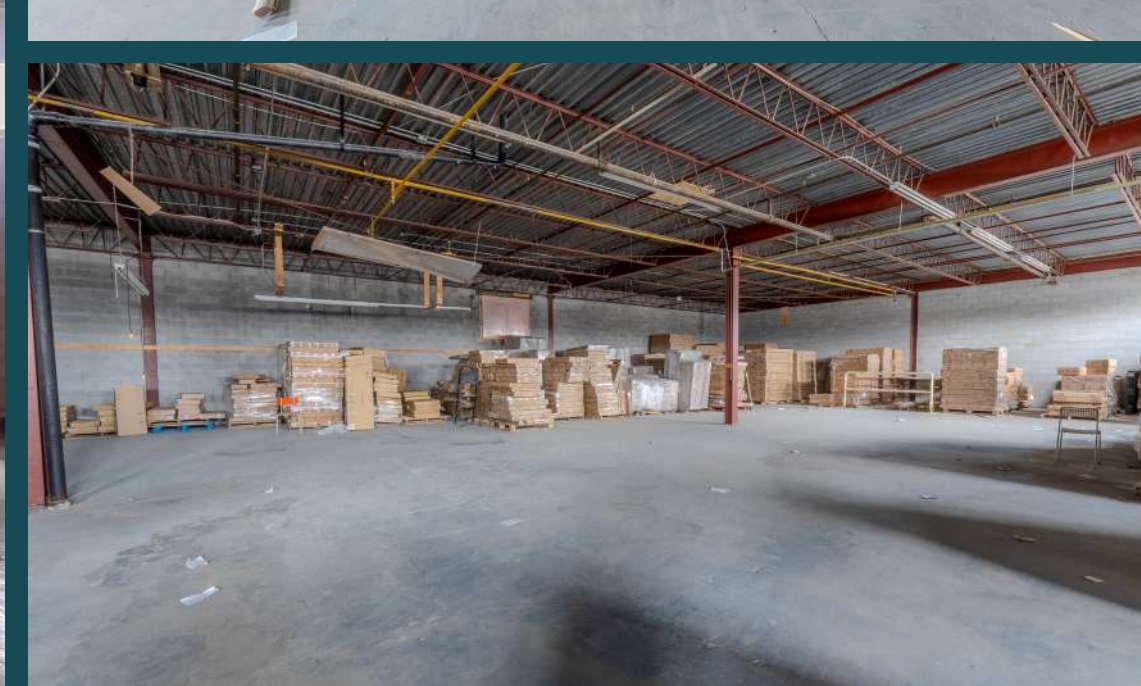
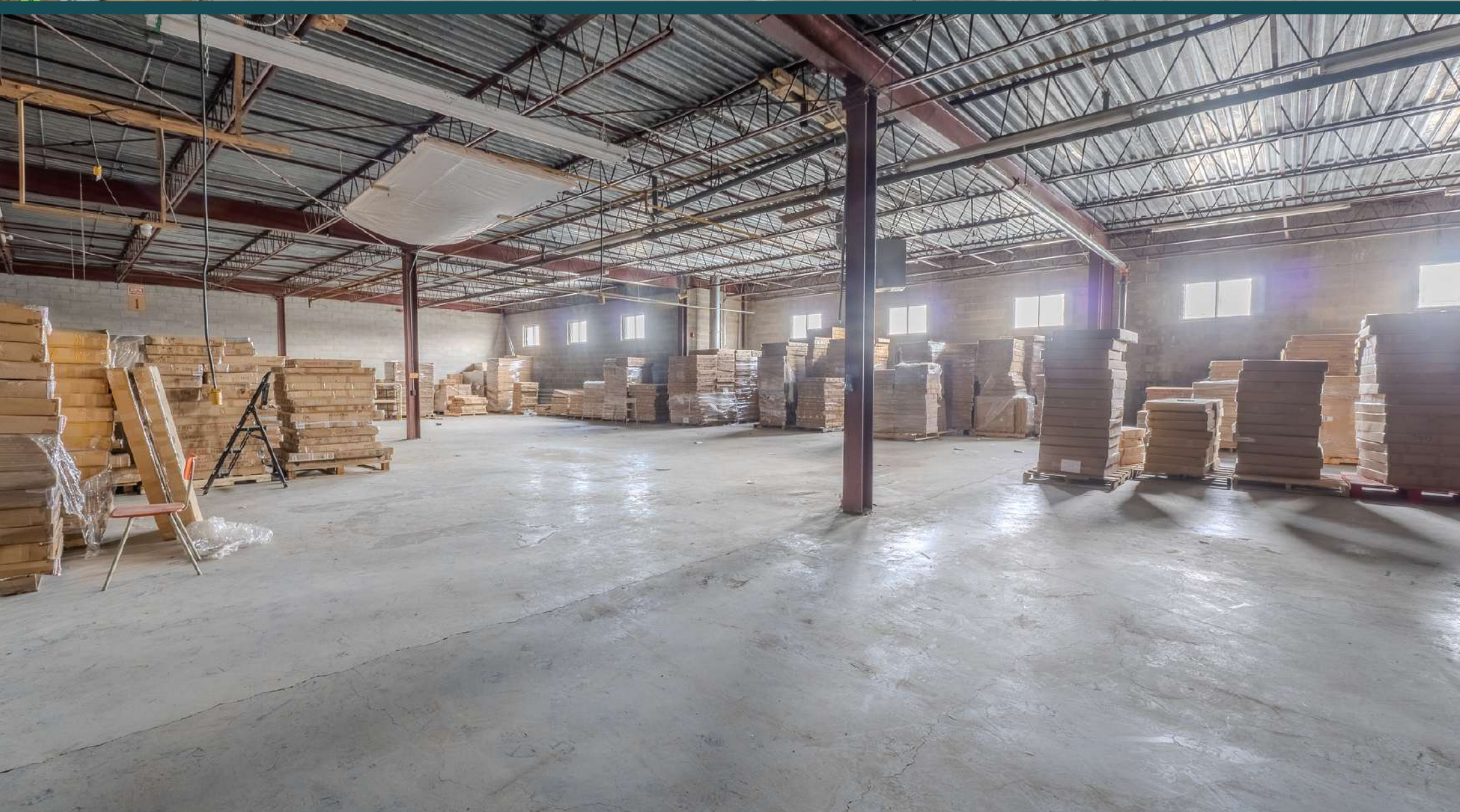
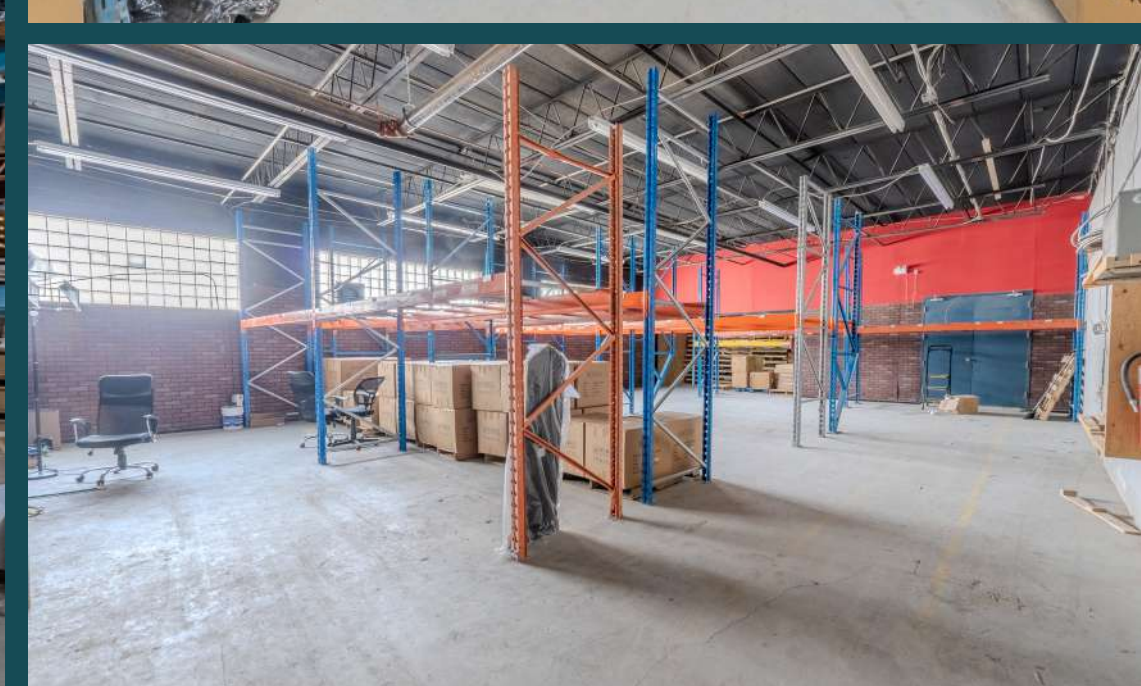
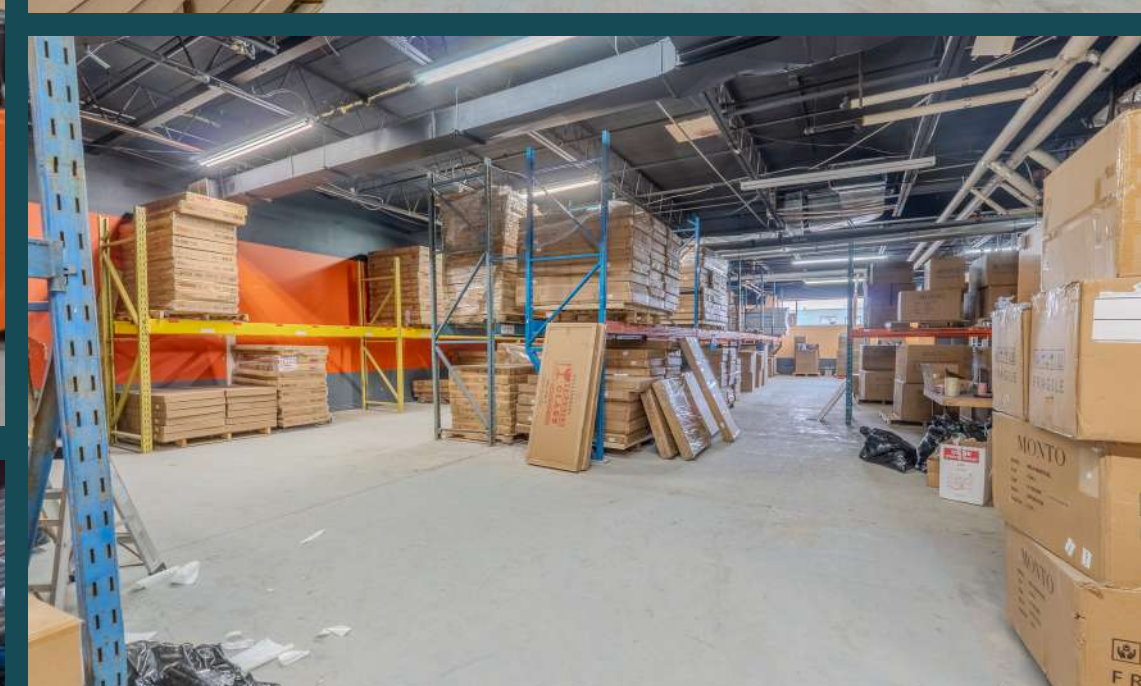
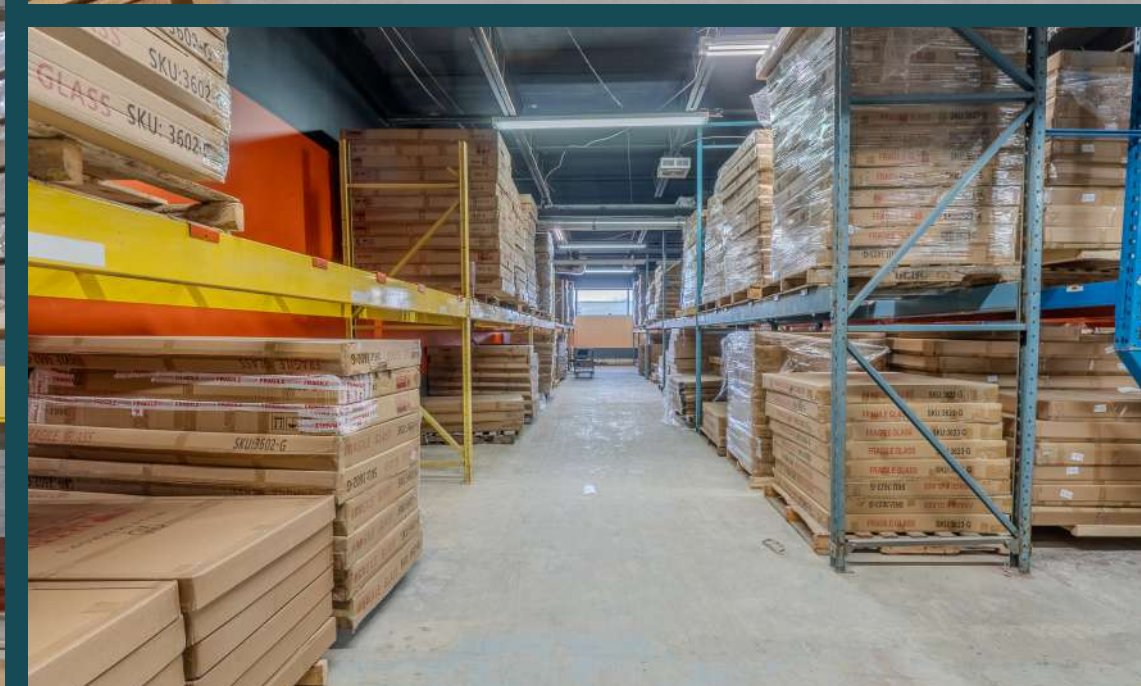
	BUILDING AREA	± 41,820 SQ.FT.
	● GROUND LEVEL	± 33,930 SQ.FT.
	● SECOND LEVEL	± 7,890 SQ.FT.
	LAND AREA	± 45,375 SQ.FT.
	CLEAR HEIGHT	12' - 13'
	DRIVE-IN DOORS	2
	TRUCK LEVEL DOOR	1
	OCCUPANCY	Immediate

INDUSTRIAL BUILDING FOR SALE OR FOR LEASE
- CONTACT US FOR MORE INFORMATION

LOCATION

Strategically located in close proximity to **Highway 25, Highway 40, and Boul. Henri-Bourassa.**
Close proximity to **public transportation (bus line)**





INDUSTRIAL BUILDING FOR SALE FOR LEASE
CONTACT US FOR MORE INFORMATION

TRIMONT



Real Estate Agency

4480 Chemin de la Côte-de-Liesse, suite
290, Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

*DISCLAIMER: Information provided is based on sources considered reliable, without a guarantee of accuracy. No responsibility and/or warranty is assumed by the broker. This document is intended solely for informational purposes, and is made subject to errors, modifications, and omissions. The purchaser/lessee is encouraged to perform proper due diligence prior to an acquisition or lease agreement. This is not an offer or promise to sell/lease that could bind the vendor/lessor to the purchaser/lessee, but rather an invitation to submit such offers or promises. Any sale is made without legal warranty.



CONTACT

Germando Mazzotta
Commercial Real Estate Broker

📞 514.743.5013

✉️ gmazzotta@trimontcanada.com



Dimitri (Jimmy) Mouhteros
Commercial Real Estate Broker

📞 514.296.6203

✉️ jmouhteros@trimontcanada.com



Peter Mouhteros
Certified Real Estate Broker, AEO

📞 514.229.3016

✉️ pmouhteros@trimontcanada.com

