

32 DE LA SEIGNEURIE EST BLAINVILLE

AREA : 16,507 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Commercial building offering a total floor area of 16,507 sq. ft., situated on a lot of 46,119 sq. ft. The property includes a 10,787 sq. ft. warehouse with a 16' clear height, a 9' x 10' ground-level door, and modern office space.

A functional solution for a wide variety of businesses, the property—thanks to its layout, ceiling height, and warehouse—is particularly well-suited for companies that combine office space, a showroom, and indoor storage.

Give your business a strategic location that combines visibility, accessibility, and efficiency.

HIGHLIGHTS

- ✓ 16,507 sq. ft. on a 46,119 sq. ft. lot
- ✓ 10,787 sq ft warehouse with 16 ft clear height
- ✓ 9' x 10' ground-level door
- ✓ Strategic location near Route 117, A-15, A-640, and the Exo bus station
- ✓ C-355 mixed-use zoning (retail, offices, services, restaurants, and recreation)
- ✓ Ideal for a showroom with storage and office space.
- ✓ Neighborhood known for its commercial and professional development.
- ✓ High visibility thanks to proximity to major thoroughfares.
- ✓ Easy access for employees, suppliers, and customers.
- ✓ Many businesses already established in the area, fostering commercial synergies.

ASKING PRICE :

\$4,200,000

+ GST/PST

ADDITIONAL INFORMATION

Space Area:

Offices (ground floor): 2,140 sq. ft.

Warehouse: 10,787 sq ft

Mezzanine – offices: 2,140 sq ft

Mezzanine – warehouse: 1,440 sq ft

Total building area: 16,507 sq ft

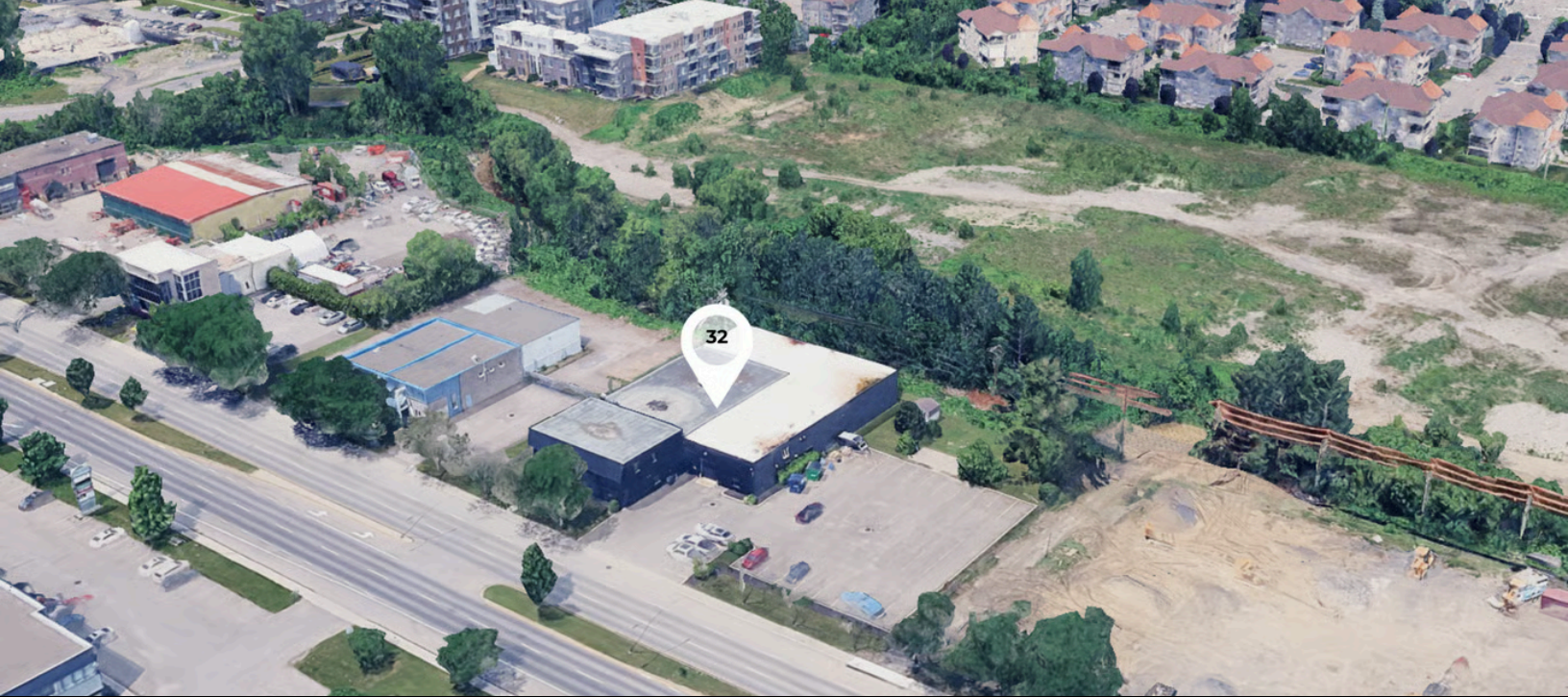
Clear height of 16'

Floor-to-ceiling door: 9' x 10'

Accessibility: Highway 15 / 640, Route 117 (Curé Labelle Blvd.).

Ideally located just a stone's throw from the train station, greatly facilitating recruitment and access to the workforce.

SALE WITHOUT WARRANTY UNDER COURT SUPERVISION



32 de la Seigneurie Est, Blainville

Main attractions of the sector

- Located on Boulevard de la Seigneurie, right next to Boulevard Curé-Labelle (Route 117), the property enjoys a strategic location in the heart of one of Blainville's major commercial and service hubs.
- This location offers a sought-after combination of visibility, accessibility, proximity to major highways, public transportation, and a concentration of services, making it a strategic choice for a business looking to expand its presence in a dynamic area on Montreal's North Shore.



BUILDING DESCRIPTION

General Information

Cadastral number 4 971 747

Total Municipal Assessment

Cadastre 4 971 747

Total Municipal Assessment 2 465 800 \$

Municipal Land Assessment 1 156 800 \$

Municipal Building Assessment 1 309 000 \$

Construction

Clearance Height 16' (warehouse)

Number of Storeys 2

Type of Building Detached

Type of Construction Steel structure

Year of Construction 1984

Building Dimensions 95 X 147 ft. irr

Features

Plumbing PEX/ABS

Condition of Roof Membrane

Electrical Panels Circuit breakers

Exterior Siding Brick and sheet metal

Condition of Doors/Windows To be verified

Electromechanical System

Lighting Neon

Fire System Smoke detectors

Security System Alarm system

Existing Facilities To be verified

Parking

Type of Parking Exterior

Number of Parking Spaces 36 parking places

Area

Gross Area 16 507 sq. ft.

Land Surface Area 46 119 sq. ft.

Building Area 16 507 sq. ft.



FEATURES

Plumbing

PEX/ABS

Heating System

Central Heating and Air
Conditioning System

Exterior Siding

Brick and sheet metal

Condition of Roof

Membrane

Hot Water System

60-gallon tanks

Environmental Report

Update to be done

Service Contract

To be verified

Electrical Panels

Circuit breakers

Condition of Doors/Windows

To be verified



