

277 Boisvert Street

Vaudreuil-Dorion (Québec)

Rare opportunity for commercial redevelopment



Land of 152,254 sq. ft. with a building of 14,016 sq. ft.



Strategically located and
visibility from Highway 40



Leasing income
(Leases may be terminated on a
short-term basis if necessary)



Easy access to
amenities

277 Boisvert Street
Vaudreuil-Dorion (Québec)

For Sale

Property Description

Building (sq. ft.)	± 14,016
Auxiliary Building (sq. ft.)	± 1,000
Land size (sq. ft.)	152,254
Lot number	3 574003
Year built	1979
Clear height (ft.)	25'
Truck-level door	1
Drive-in doors	3
Sprinklers	Yes
Parking	Ample
Zoning	C3-242*

*See page 4

Financial Information

Gross annual revenue (2022)	± \$310,000
Leases	Short-term
Municipal Taxes (2023)	\$74,974.83
School Tax (2022-2023)	\$3,285.68

Contact Us
Asking Price

Front



Main building



Main building



Auxiliary building

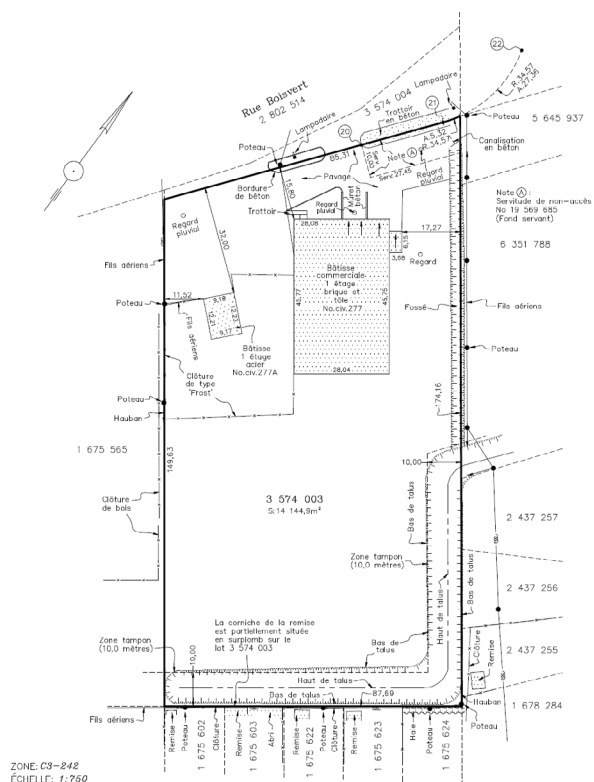


Features

- Rare opportunity for redevelopment and/or self-storage warehouse
- Visibility from Highway 40
(35,000 vehicles per day)
- Surrounded by several commercial amenities
- Public transport close by
- Easy access from main roads
(Boulevard de la Gare, Boulevard de la Cité des Jeunes, Avenue Saint-Charles and Highway 40)



Certificate of location



Zoning

Lot Number: 3 574 003

Building: ± 14 016 sq. ft.

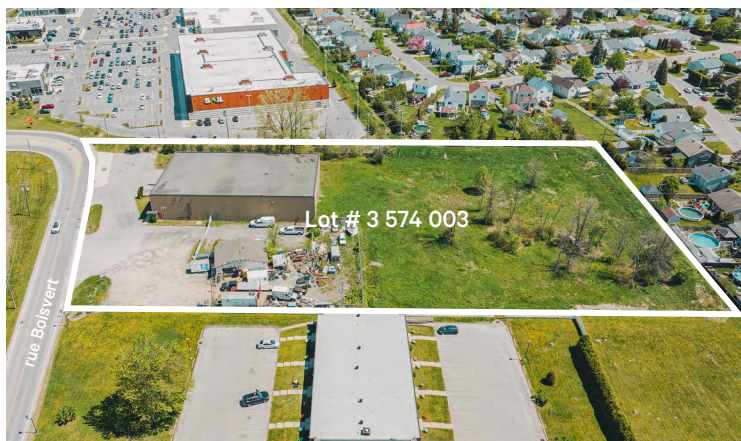
Auxiliary Building: ± 1,000 sq. ft.

Land: 152,254 sq. ft.

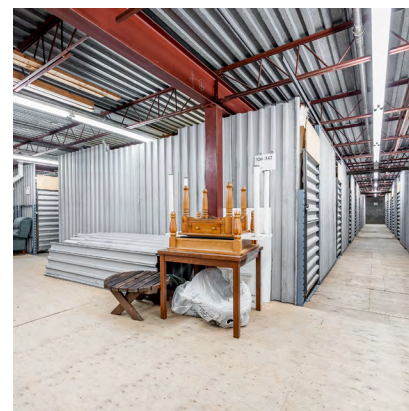
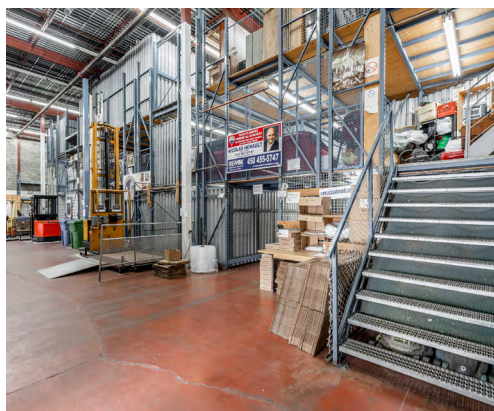
Permitted uses:

- Urban Commerce (C2)*
- Arterial Commerce (C3)*
- Institutional and administrative community (P2)*

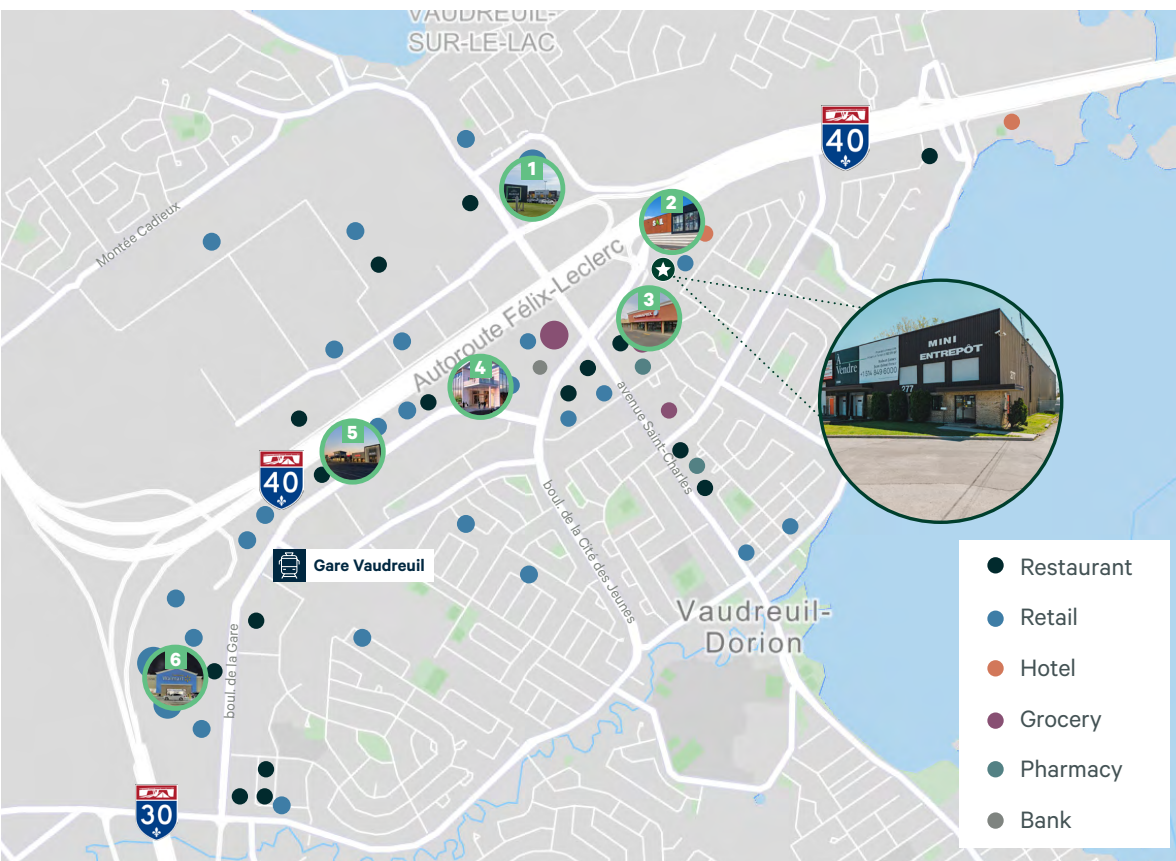
**with certain prohibitions - please fill out our confidentiality agreement for more information*



Zone	C3-242	Site coverage ratio (max) Building / land	60%
Permitted uses	C2, C3, P2 (See above)	Back Margin (min)	9 m
Height (min)	3 floors	Front Margin (min)	4 m
Height (max)	6 floors	Side Margins (min)	4.5 m



Click here to sign this confidentiality agreement
AND RECEIVE ADDITIONAL INFORMATION



★ 277, RUE BOISVERT

🛣️ HIGHWAY 40
450 m | 1 minute

🛣️ HIGHWAY 30
3.3 km | 4 minutes

🚌 BUS 2
350 m | 4 minutes

🚌 BUS 7, 10
650 m | 8 minutes

🚆 GARE VAUDREUIL
2.6 m | 6 minutes

📍 DOWNTOWN MONTRÉAL
43.4 km | 36 minutes

✈️ AIRPORT P.-E.-T.
27.3 km | 21 minutes

1 Les Avenues Vaudreuil - Avenue Marché

2 Les Avenues Vaudreuil - Avenue Loisirs

3 Carrefour Vaudreuil

4 Édifice Harden - Les Avenues Vaudreuil

5 Méga Centre Vaudreuil

6 Smart Centres Vaudreuil

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