

For Sale

INDUSTRIAL MULTI-TENANT
OPPORTUNITY

34,039 SF

620-630

McCaffrey Street,
Saint-Laurent, QC



Marcus & Millichap

PROPERTY DETAILS

Address 620-630 McCaffrey Street, Saint-Laurent, Québec

Lot Number 1 238 627

Year of Construction 1975

Building Area	620 McCaffrey St:	17,539 SF
	630 McCaffrey St:	16,500 SF
	<u>Total:</u>	<u>34,039 SF</u>

Office Area 4,903 SF

Warehouse Area 29,136 SF

Land Area ±61,494 SF

Ceiling Height 19'

Truck Level Doors 4

Drive-In Doors 3

Zoning I4-004



PROPERTY ASSESSMENT VALUE

Building	\$2,023,500
Land	\$1,971,200
Total	\$3,994,700

PROPERTY TAXES

Municipal Taxes	\$86,755.66
School Taxes	\$ 2,471.31
Total Taxes	\$89,226.97

INVESTMENT HIGHLIGHTS



Centrally located in one of the most established industrial corridors in Montreal



Immediate access to Highways 13, 15, 20, 520 and the Trans-Canada, allowing efficient island-wide and regional distribution



Proximity to Montréal–Trudeau International Airport, supporting logistics, freight, and aviation-related operations



Positioned within a dense, mature industrial and commercial node



Strong public transportation access supporting employee commuting



Combination of dock-level and grade-level loading



Strong site circulation with parking and access on three sides of the building



Flexible layout suitable for manufacturing, warehousing, distribution, and showroom-based users



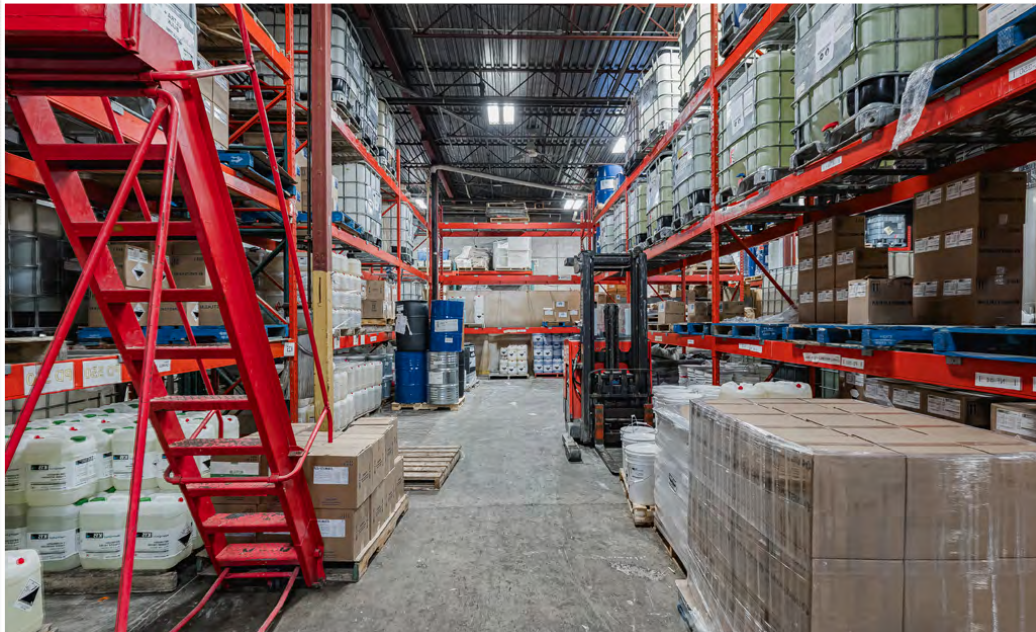
Located within one of the region's strongest employment corridors, supporting long-term tenant demand



Limited availability of comparable industrial assets in this immediate submarket



PHOTO GALLERY



LOCATION OVERVIEW



Public Transit (Bus Routes) 175, 196, 216, 174, 409, 100, 376		
Highways 13, 40 and 520	4 min	1.7 km
Montreal Trudeau International Airport	6 min	5.5 km
CP Railway Lachine Intermodal Terminal	13 min	6.1 km
Marie-Curie Station / future REM	10 min	5 km

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