



1855, boul. Saint-Régis | DDO, QC

For Sale

Flex building with in-place income.

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Property Overview



Easy access to
Highway 40, 13
& 20



Partially leased to
2 tenants :
±11,935 SF



Easily accessible
by public transport



Near future
REM station



Ample
Parking

Civic Address: 1855 St-Regis Blvd., DDO, QC

Zoning: K-1c

Lot no.: 3 232 879

Building Type: Industrial

Land Area: ±46,004 SF

Total Building Area: ±24,458 SF

2nd Floor Office Area: ±10,348 SF

Ground Floor Office Area: ±7,513 SF

Warehouse Area: ±4,915 SF

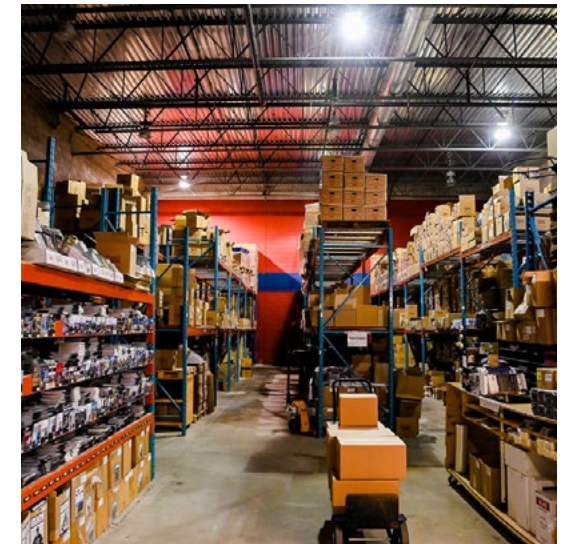
Indoor Garage Area: ±1,682 SF

Shipping: 2 TL | 1 DI

Clear Height: 24'

Parking: Ample

Sprinklers: Yes



Municipal Assessment & Taxes

Municipal Assessment: \$4,904,500

Land: \$854,800

Building: \$4,049,700

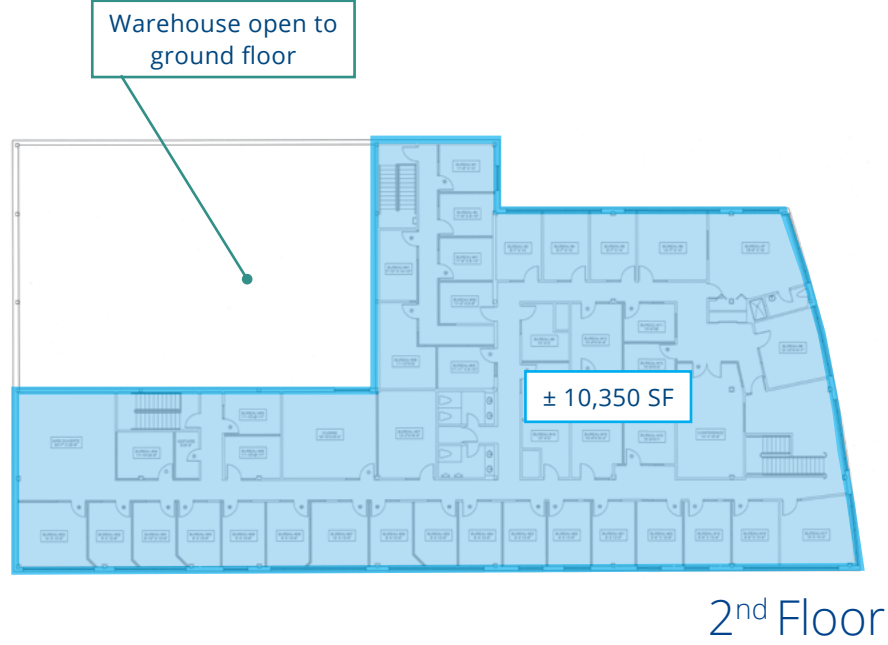
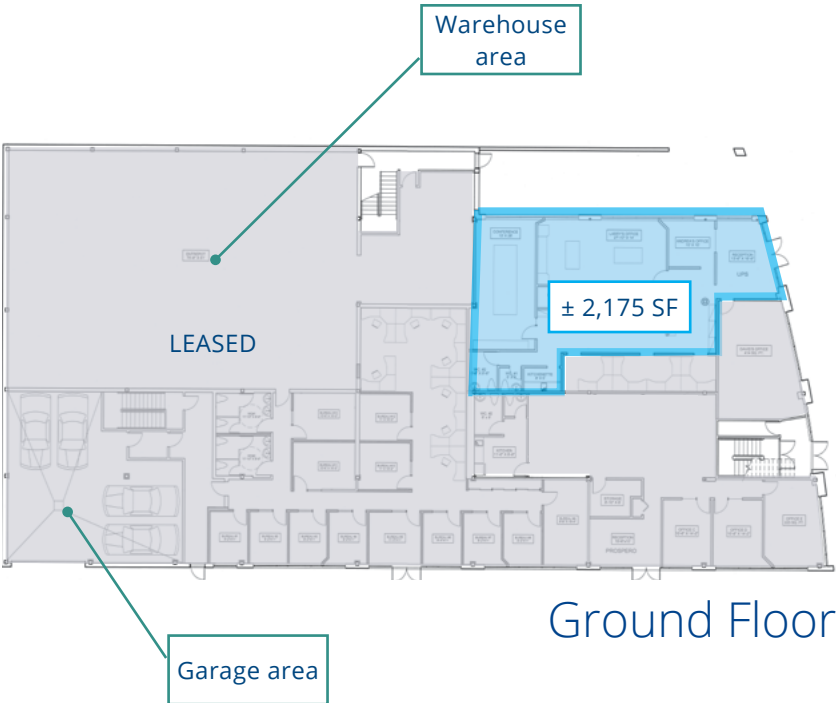
Total Taxes: \$173,074.87

Municipal: \$169,225.23

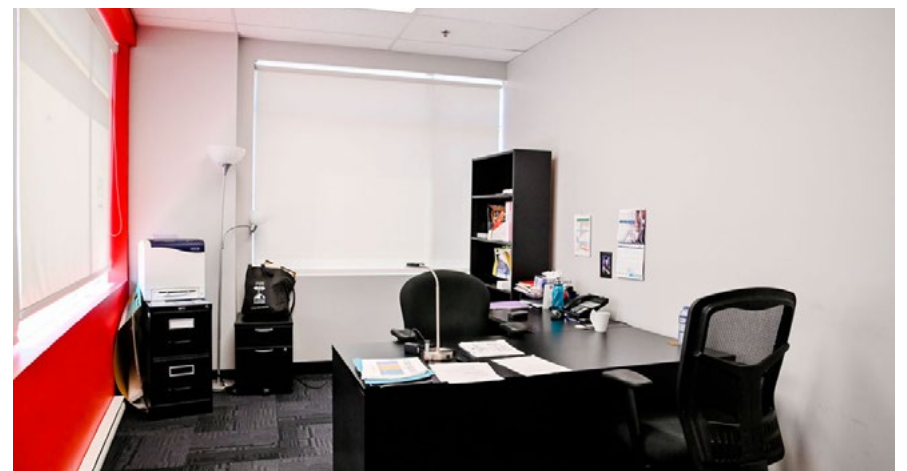
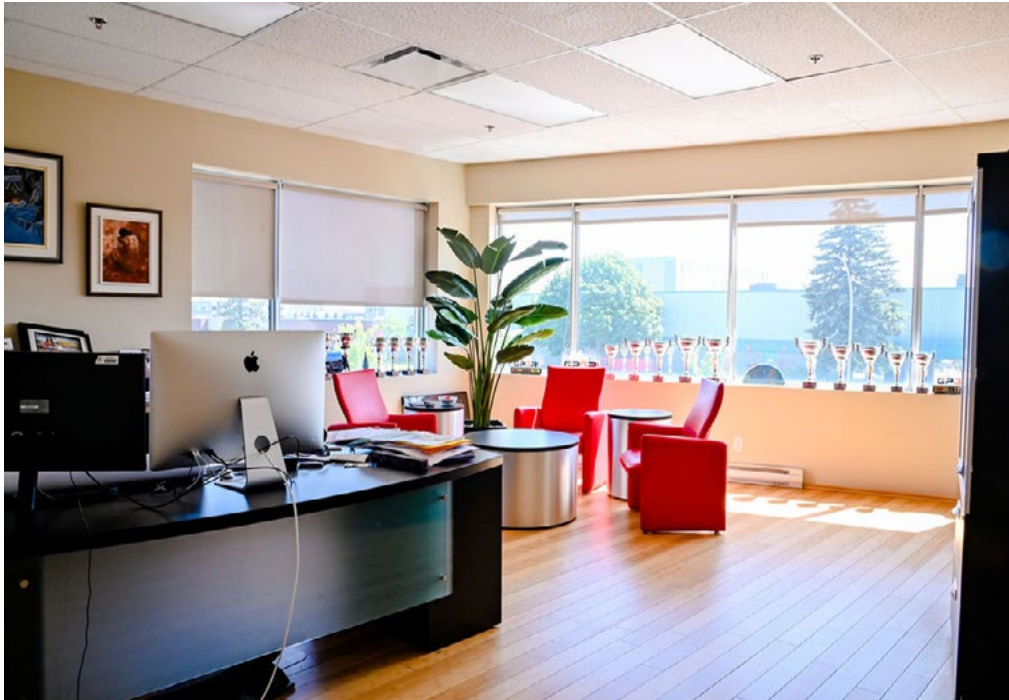
School: \$3,849.64



Floor Plan




- Available
- Leased




Nearby Amenities

 1855 Saint-Régis Boulevard


- 1** Pizza Spano
- 2** Tim Hortons
- 3** McDonald's
- 4** Starbucks
- 5** Maiko Sushi
- 6** Rockaberry
- 7** RBC
- 8** Jean-Coutu
- 9** Cinémas Guzzo
- 10** Adonis
- 11** Canadian Tire

 **Galerias des Sources**
walking dist. | 6 minutes

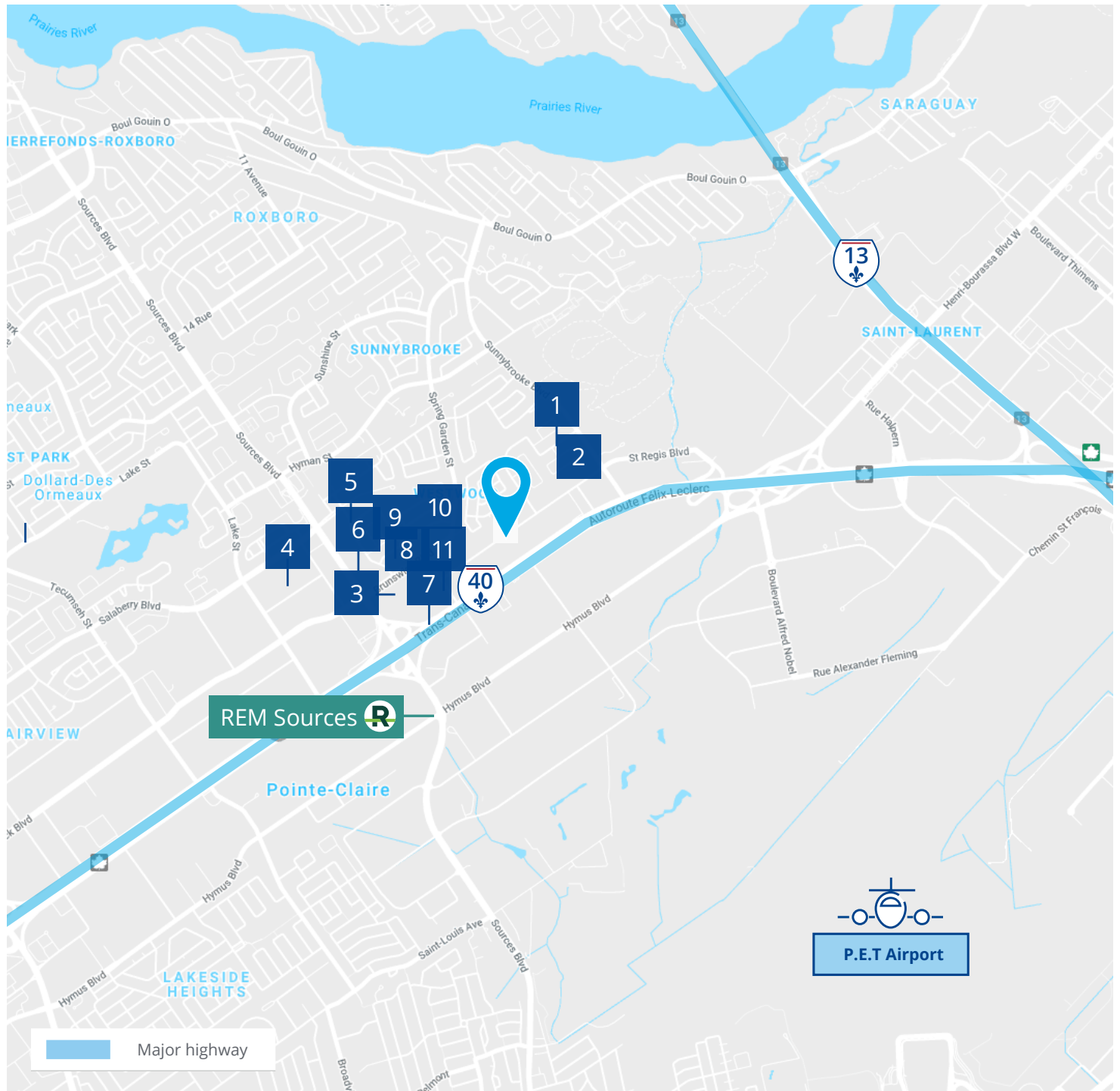
 **Highway 40**
700 m | 2 minutes

 **Highway 13**
5.8 km | 6 minutes

 **REM | Des Sources**
1.8 km | 3 minutes

 **P.E.T. Airport**
14.9 km | 12 minutes

 **Downtown Montréal**
19.5 km | 16 minutes





Connect with us

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