



Colliers

2520-2522 Lapierre Street, Lasalle, QC

# Industrial Condos in Lasalle For Sale and for Lease

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# Location Overview

Located at **2520-2522 Lapierre in Lasalle**, these industrial condos are strategically positioned within a dynamic industrial area.

Units feature high ceilings and dock level access, providing functional space for a variety of industrial needs. With easy access to Highways 20 and 138, and close proximity to the Lachine Canal and the Port of Montreal, the property offers excellent connectivity for transportation, warehousing, and distribution.

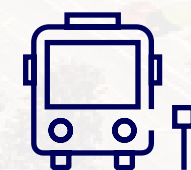
The location is also close to major logistics partners and commercial hubs, making daily operations more efficient.



12 minutes away from  
Downtown Montreal



Close to Hwys  
20 & 138



Close to public  
transportation



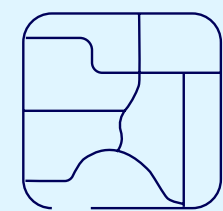
# Opportunity Overview

## For Lease

- Option 1: 2520 + 2522 Lapierre  
**Total Area: 7,230 SF**
- Option 2 : 2520 Lapierre (*only*)  
**Total Area: 4,015 SF**
- Option 3 : 2522 Lapierre (*only*)  
**Total Area: 3,215 SF**

## For Sale

- Option 1: 2520 + 2522 Lapierre  
**Total Area: 7,230 SF**
- Option 2: 2520 Lapierre (*only*)  
**Total Area: 4,015 SF**



### Zone I08-22

- I.1: Light Industrial
- I.2: Heavy Industrial
- I.3: Prestige Industrial



# Condos Overview



Lease Rate / Asking price:  
Contact the brokers



Availability  
Immediate

Property Address	2520 Lapierre Street, Lasalle
Lot Number	1 929 155
Year Built	1991
Total Area	± 4,015 SF
Warehouse Area	± 900 SF
Office/Mezzanine Area	± 3,100 SF <i>(on two floors)</i>
Clear Height	20'
Shipping	1 TL
Power	200A/600V
Parking	Ample

## Property Assessment Value & Taxes

Building	\$377,600	Municipal Taxes	\$12,832.11
Land	\$132,400	School Taxes	\$408.52
<b>Total</b>	<b>\$510,000</b>	<b>Total Taxes</b>	<b>\$13,240.63</b>

Property Address	2522 Lapierre Street, Lasalle
Lot Number	1 929 154
Year Built	1991
Total Area	± 3,215 SF
Warehouse Area	± 1,674 SF
Office/Mezzanine Area	± 1,541 SF <i>(on two floors)</i>
Clear Height	20'
Shipping	1 TL
Power	200A/600V
Parking	Ample

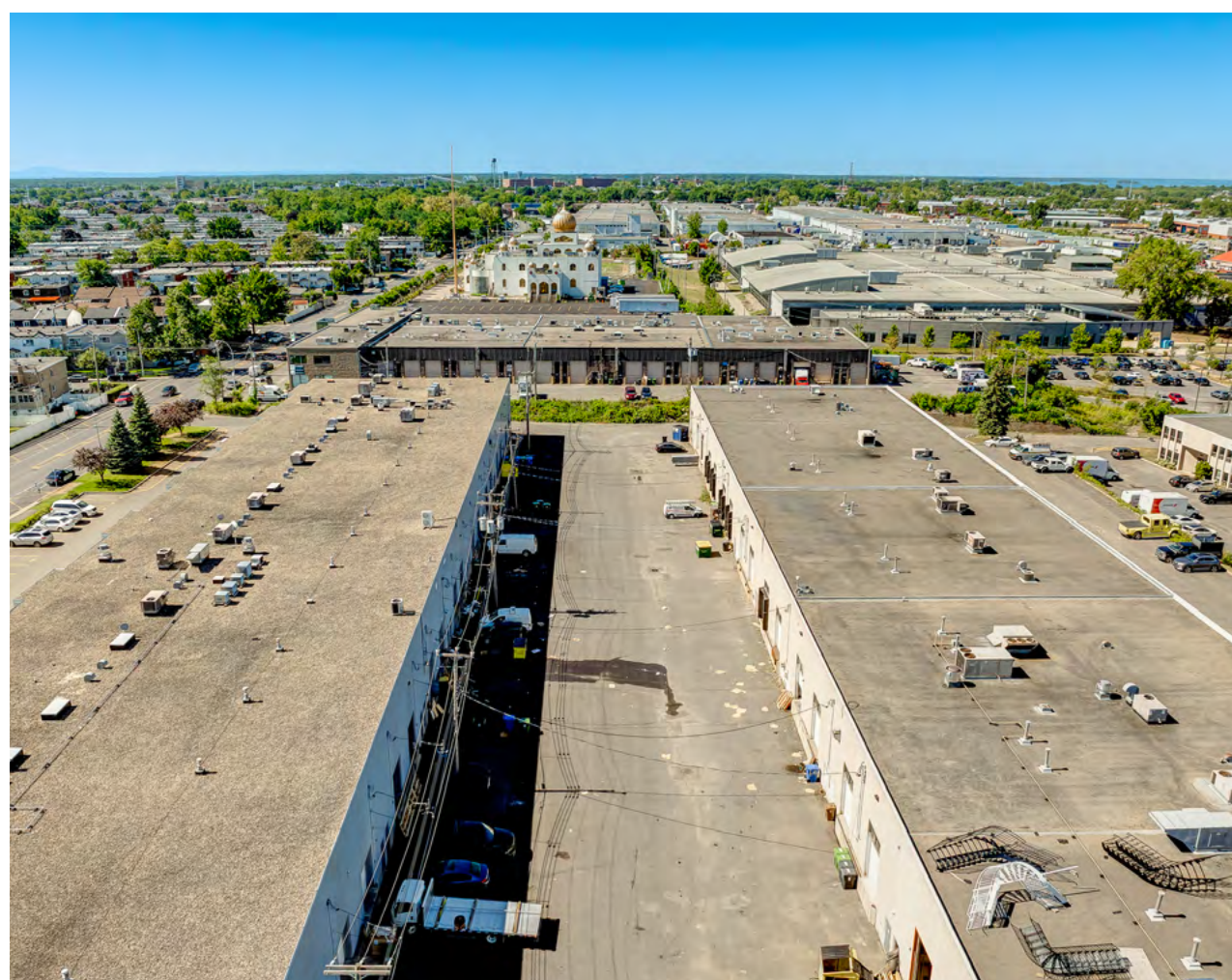
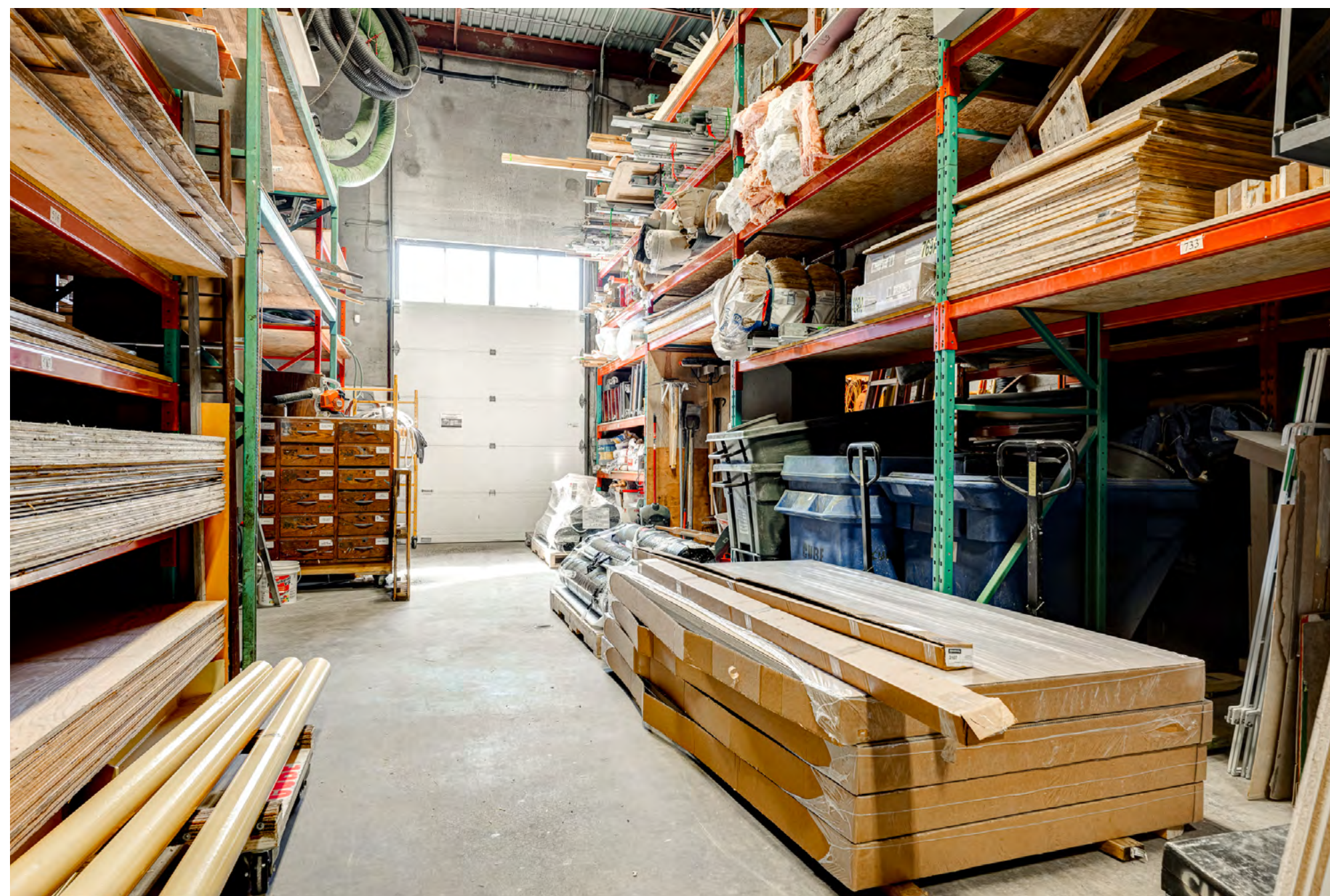
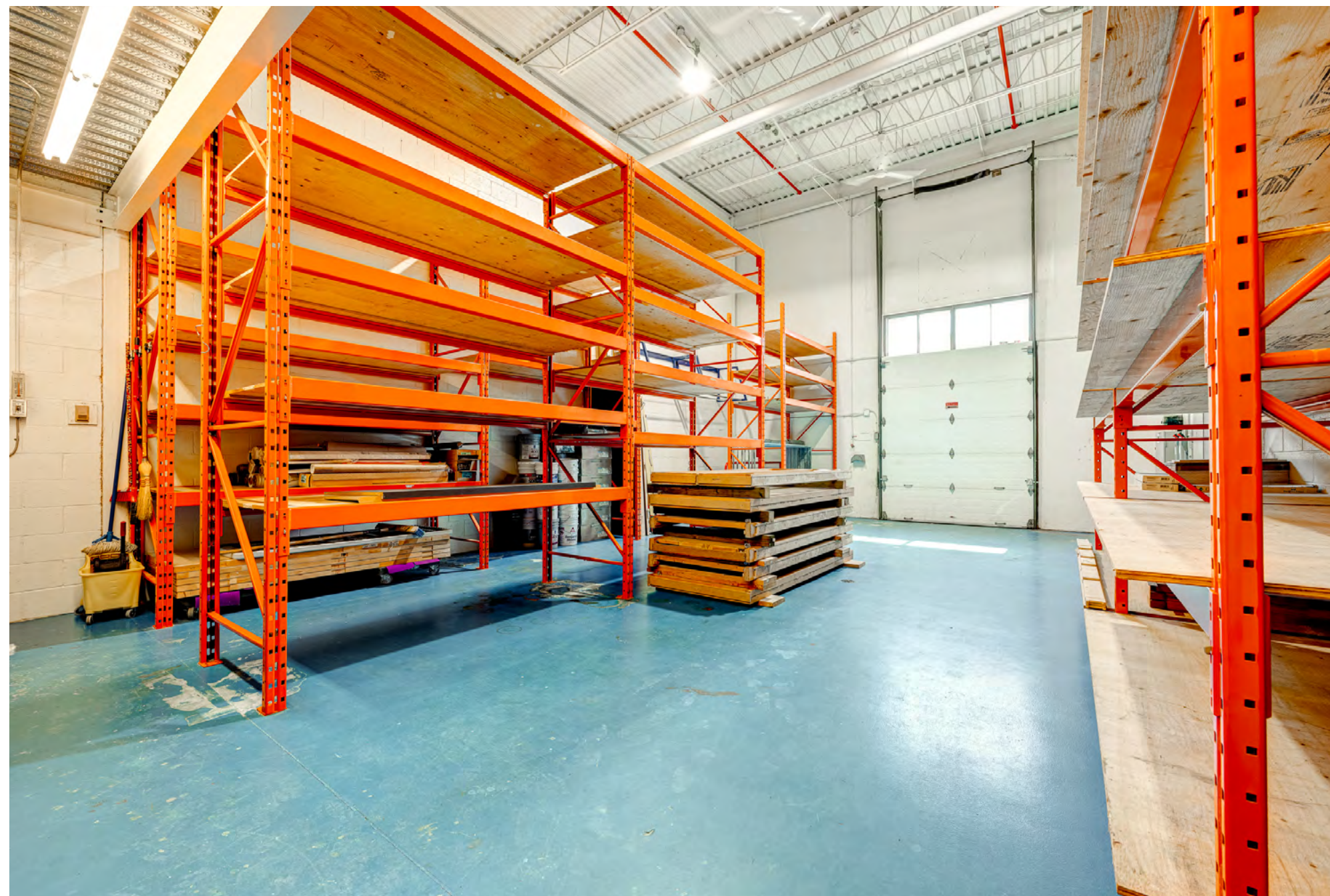
## Property Assessment Value & Taxes

Building	\$432,000	Municipal Taxes	\$14,200.85
Land	\$132,400	School Taxes	\$454.34
<b>Total</b>	<b>\$564,400</b>	<b>Total Taxes</b>	<b>\$14,655.19</b>



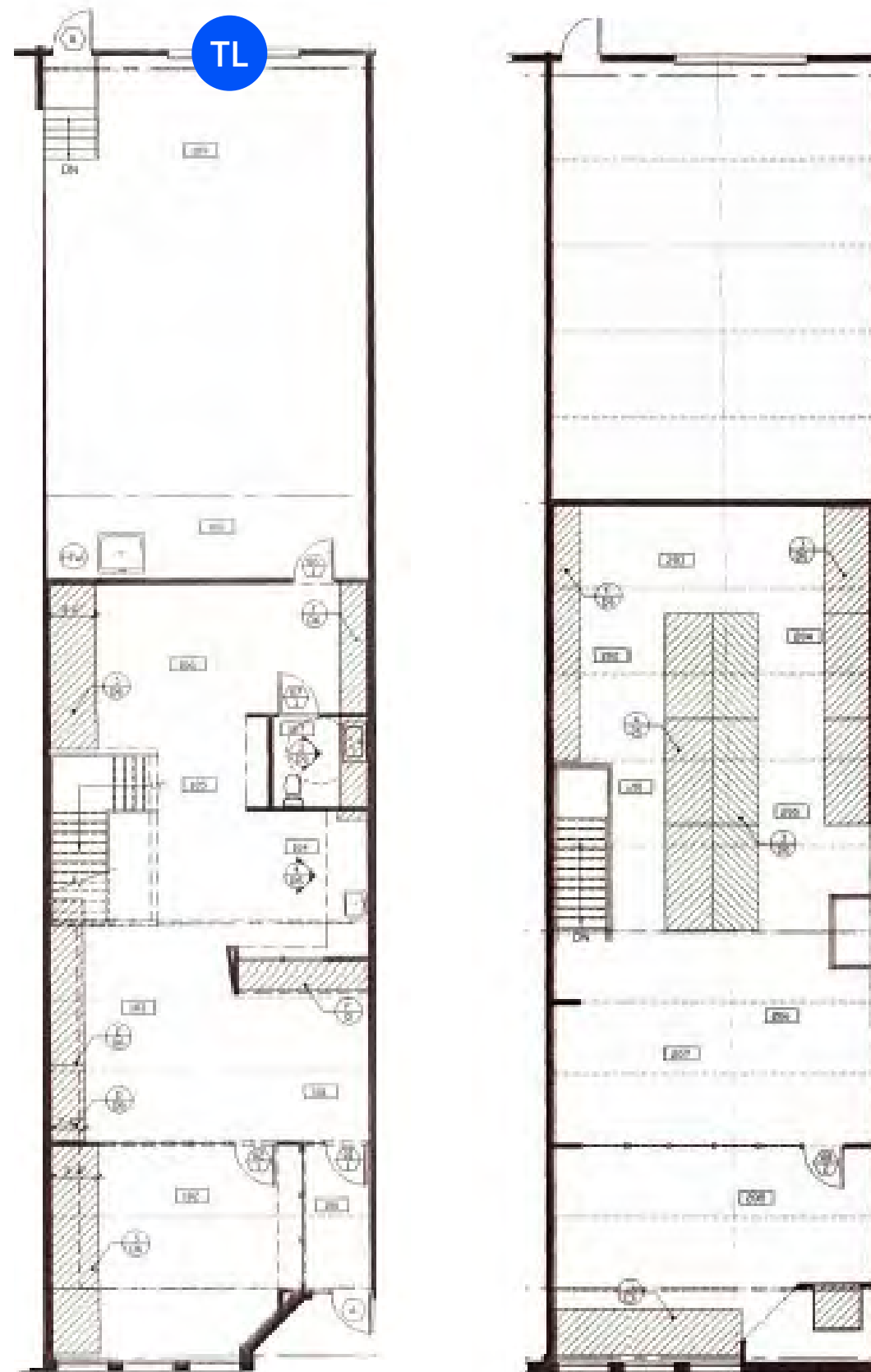
# Property Photos

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# Site Plans

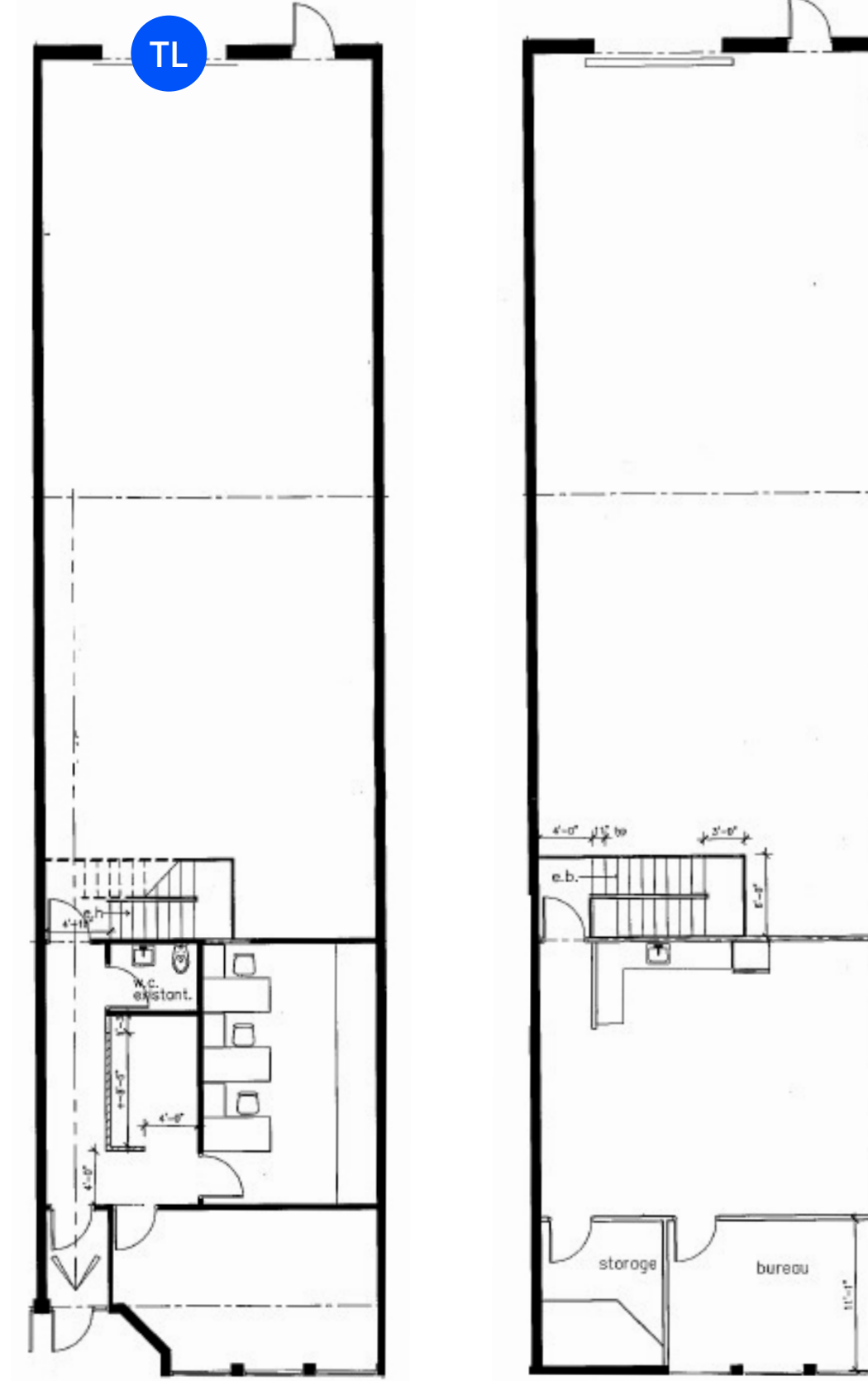
## 2520 Lapierre Street



Ground Floor

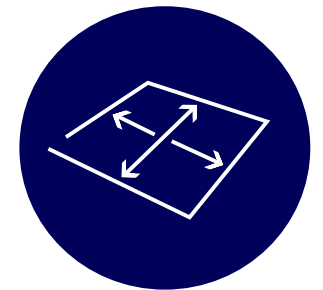
Mezzanine

## 2522 Lapierre Street

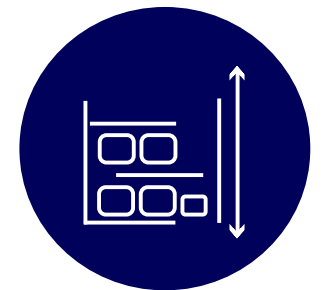


Ground Floor

Mezzanine



Total Area:  
± 7,230 SF



Clear Height:  
20'



Shipping:  
2 TL

# Map Overview



**+ 50 Shops Including Carrefour Angrignon Mall**

- SAQ / Walmart / Winners
- Dollarama / Best Buy / Staples
- Canadian Tire / Rona / Canada Post

**+ 40 Restaurants and Groceries Stores**

- Maxi / Super C / Metro
- Thai Express / Valentine / A&W
- Tim Hortons / Wendy's / McDonald's

**Drive Times**

- Highway 20 05 min
- Road 138 08 min
- Angrignon Metro Station 07 min
- Airport REM Station 15 min
- Downtown Montreal 12 min



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