



**REVISED PRICE**

de la Gare Avenue

Louis-Blériot Street

# For Sale

800 Louis-Blériot Street, Mascouche | QC

± **178,173 SF** industrial land rare on the market strategically located in the CentrOparc of Mascouche





de la Gare Avenue

Louis-Blériot Street



## *The Opportunity*

This ± 178,173 SF industrial land with outdoor storage permitted also includes a ± 7,477 SF industrial building. Located in close proximity to Highways 640 and 25, it offers an excellent potential for commercial or industrial development.

## *Land Features*

Lot numbers	6 434 461 and 6 170 229
Land area	± 178,173 SF
Land dimensions	± 375' x ± 438' (irr.)

## *Zoning | IA-519*

Retail and general local services  
Wholesale and light industry

Montréal



Laval



## Taxes

Municipal (2024)	\$47,132
School (2024-2025)	\$1,349
Total	\$48,481

## Asking Price

Contact the brokers

## Availability

Immediate





Ideal for industrial or commercial development



Easily accessible from Highways 640 and 25



11 minutes from Laval  
19 minutes from Montréal



4 minutes from Laval  
19 minutes from Montréal



## Building Features

Ground floor office area ± 1,681 SF

Warehouse area ± 4,069 SF

Mezzanine office area ± 1,302 SF

Mezzanine warehouse area ± 425 SF

Total building area ± 7,477 SF

± 19'  
Clear height

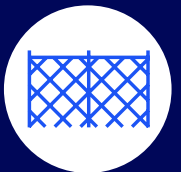


2 drive-in doors (14' x 20')

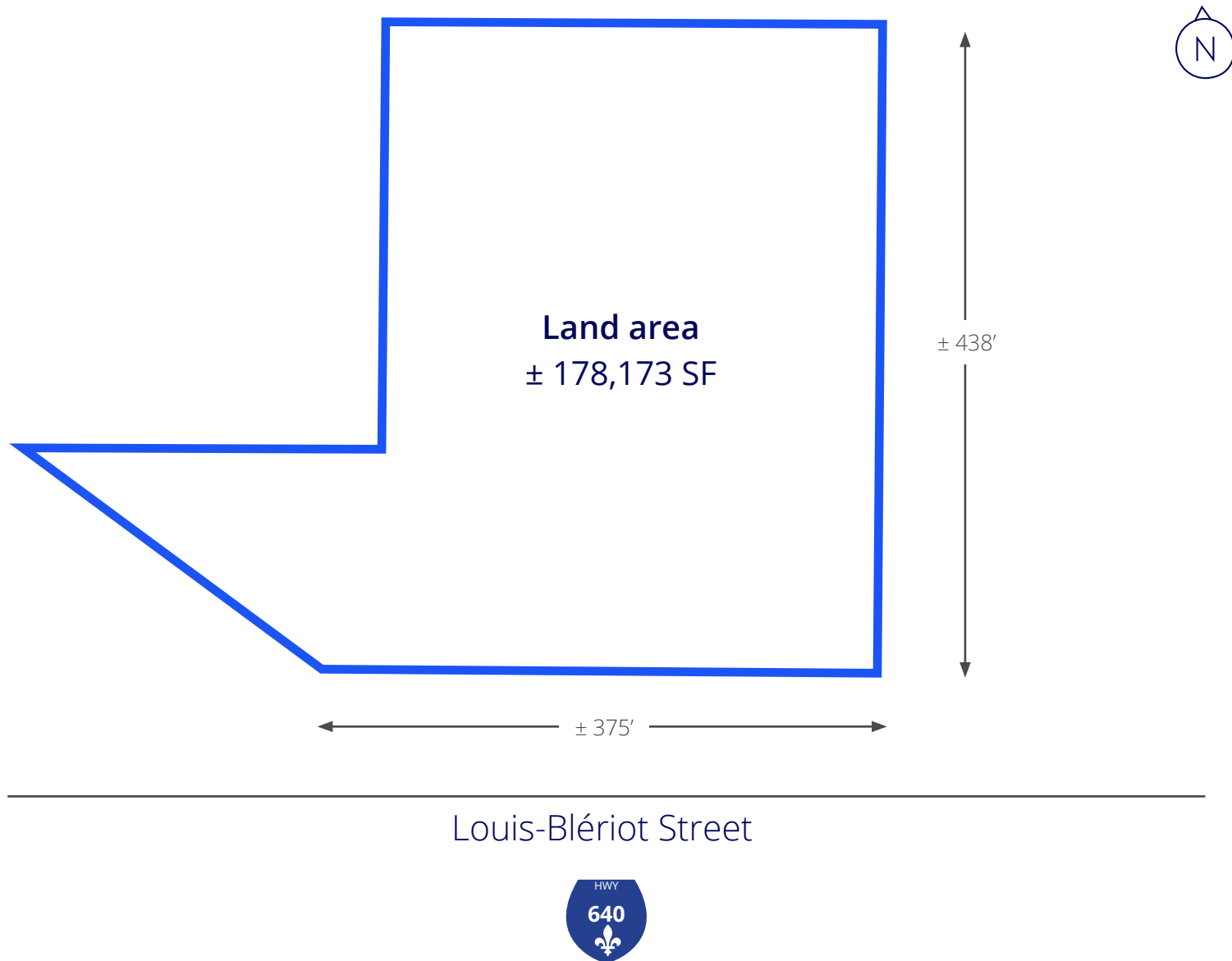
Shipping



Fenced yard



# Land Plan



# Cadastral Plan





Montréal

Laval



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