



1505 rue Dickson

(Hochelaga-Maisonneuve), Montréal



3 Storey Brick & beam office building for sale



Building Area	± 17,545 SF
Ground Floor Area	± 6,318 SF
Second Floor Area	± 6,318 SF
Basement Area	± 4,909 SF
Land	± 62,800 SF

Strategically located stand alone office building with ample parking and in proximity to the Port of Montreal.

Well positioned site with excellent access to Boul. Notre-Dame East, Autoroute 25, Souigny expressway, Downtown Montréal, and major transportation corridors throughout the Greater Montréal Area.

The property benefits from access to strong labour access in the East-End of Montreal.

In close proximity to Cadillac and l'Assomption Metro stations.

Ideal opportunity for owner-occupiers.

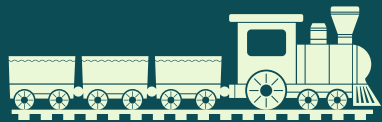
Port of Montreal (and its activities in figures)



Over 2,000 vessels per year



Up to 2,500 trucks per day



60 to 80 trains per week

Volume of goods handled by transport mode

Rail and trail
40%

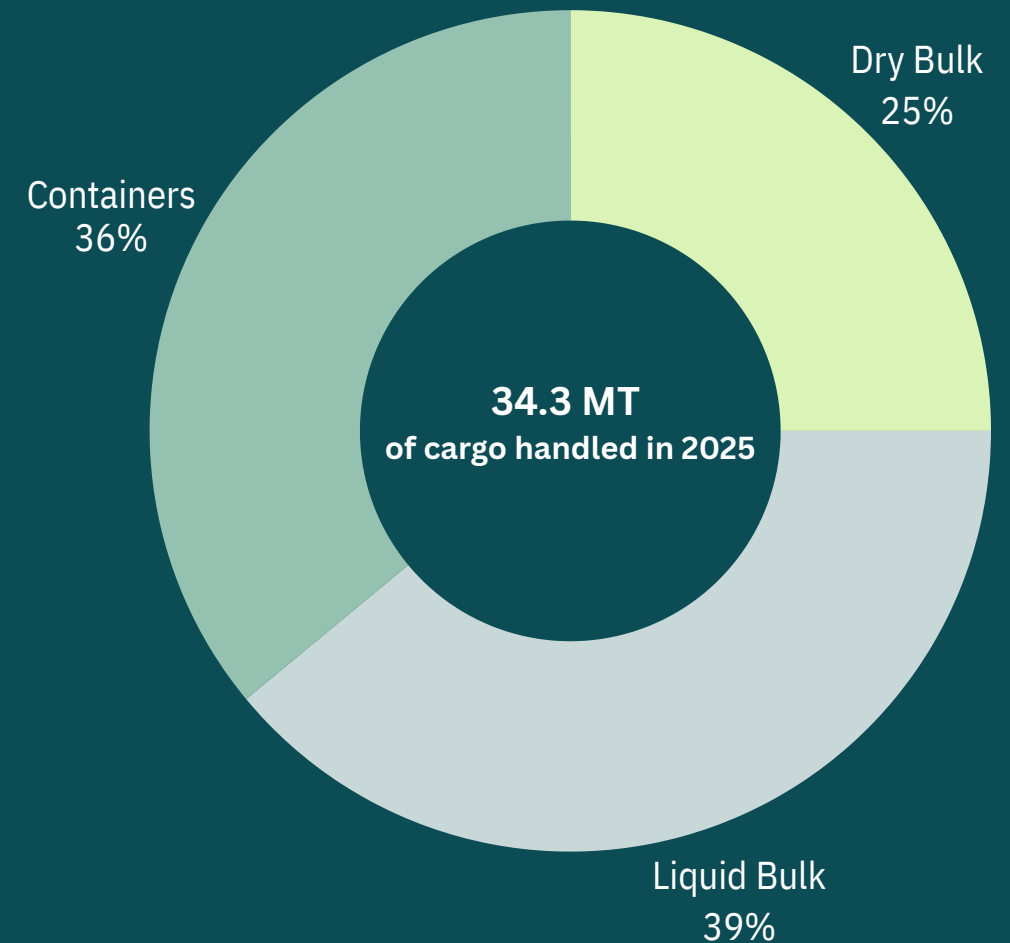


Truck and road
60%



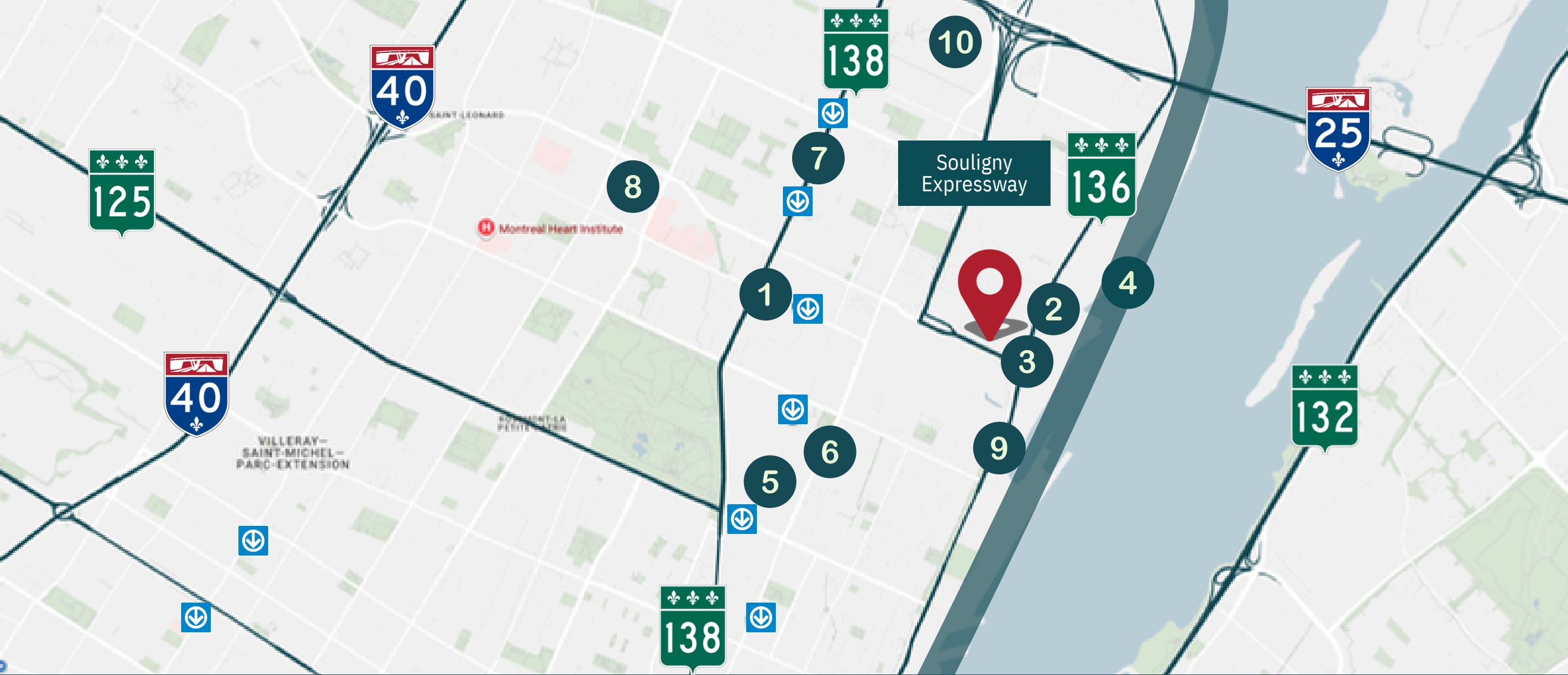
Tonage

● Dry Bulk ● Liquid Bulk ● Containers

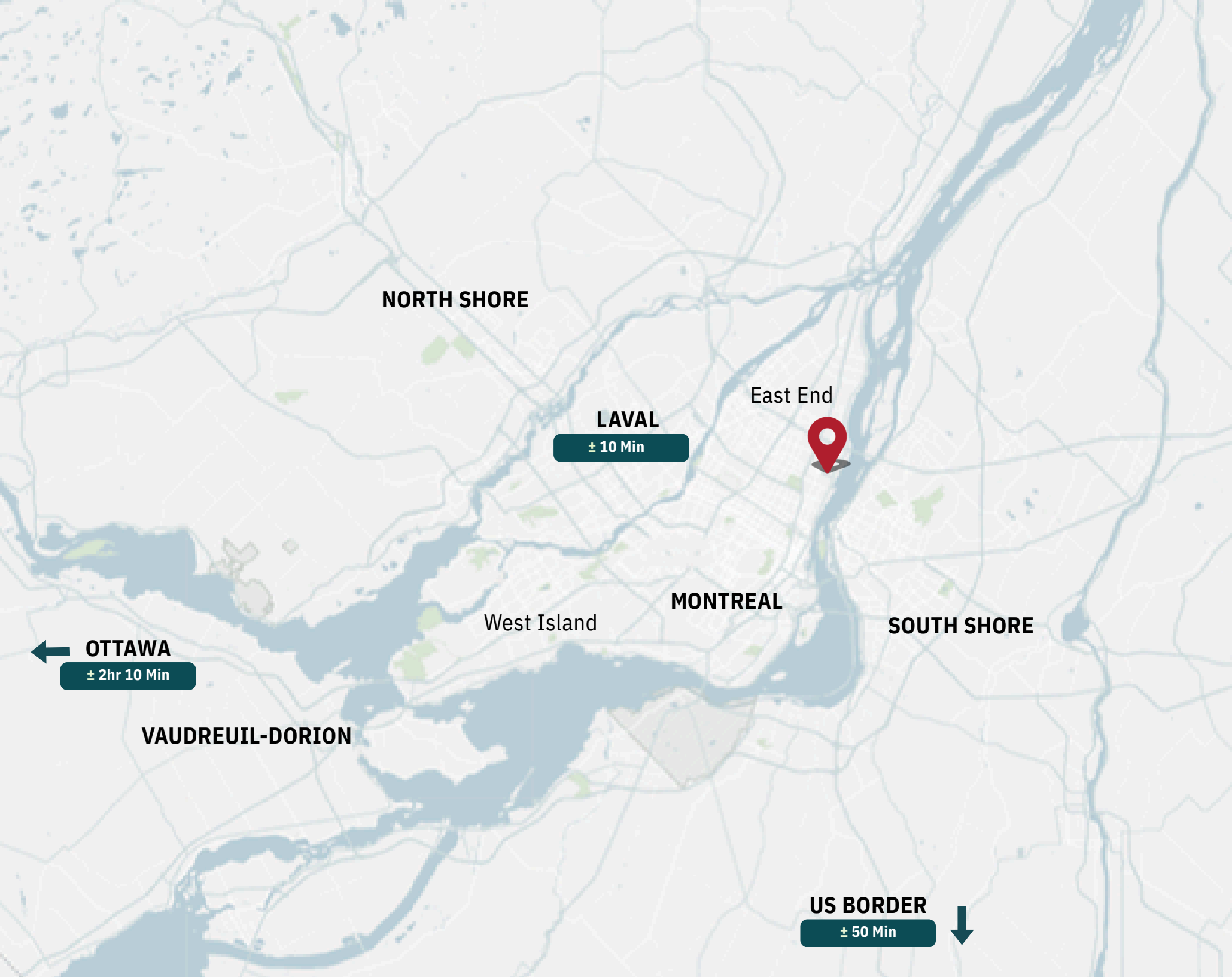


Position on the Port of Montreal





- | | | | | | | | | | |
|---|------------------|---|-----------|---|---------------------------------|---|--------------------|----|------------------|
| 1 | Assomption Metro | 2 | Esso | 3 | Tim Hortons | 4 | Port of Montreal | 5 | Olympic Stadium |
| 6 | Starbucks | 7 | McDonalds | 8 | Hôpital
Maisonneuve-Rosemont | 9 | Restaurant Lafleur | 10 | Place Versailles |



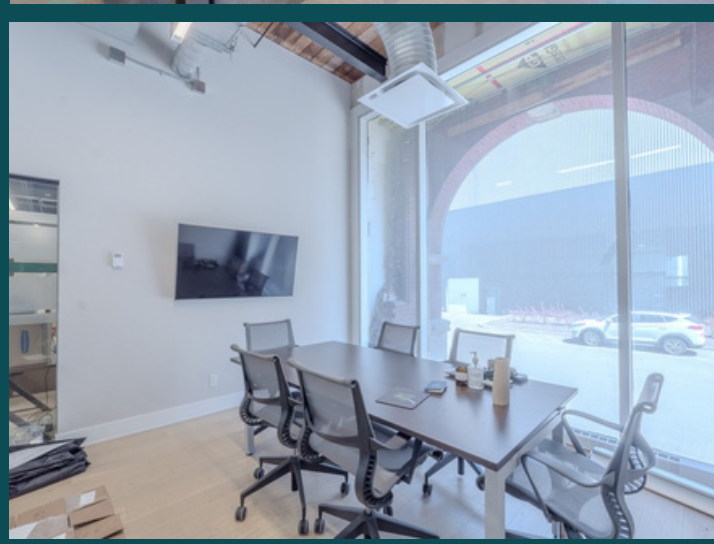
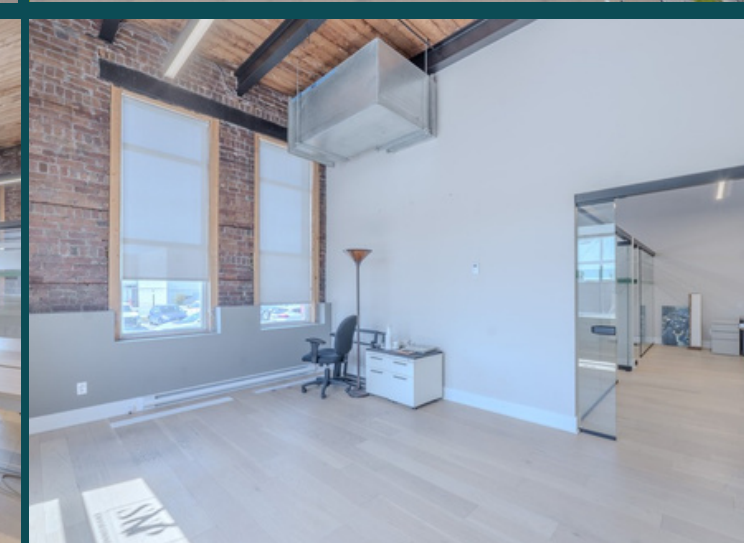
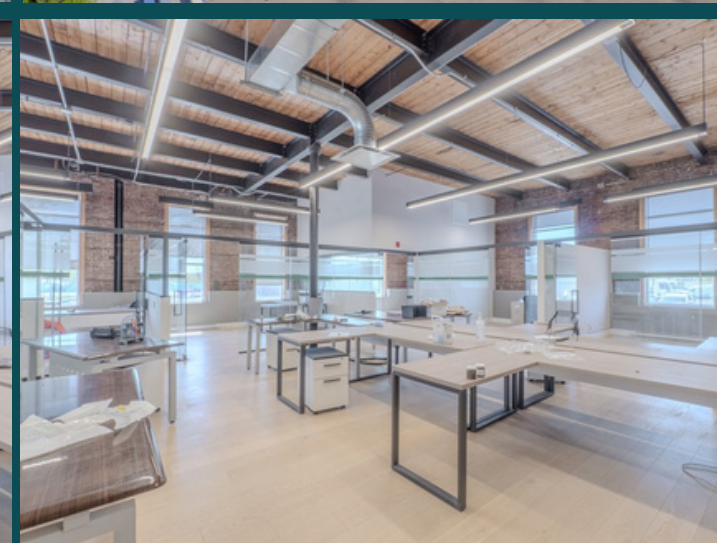
Driving Times

Port of Montreal	± 2 Min
Assomption Metro	± 4 Min
Maisonneuve-Rosemont Hospital	± 8 Min
Downtown Montreal	± 12 Min
Montréal-Trudeau International Airport	± 25 Min



Bus Times

# 22	Every ± 5-10 Min
# 131	Every ± 6-12 Min





Real Estate Agency
4480 Chemin de la Côte-de-Liesse, suite
290, Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

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