



FOR SALE

VILLE SAINT-LAURENT
2620 Marie-Curie Avenue

INDUSTRIAL
125,829 ft²

\$32.50 / ft²

Michel LABBÉ

Immobilier Michel Labbé inc.
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334

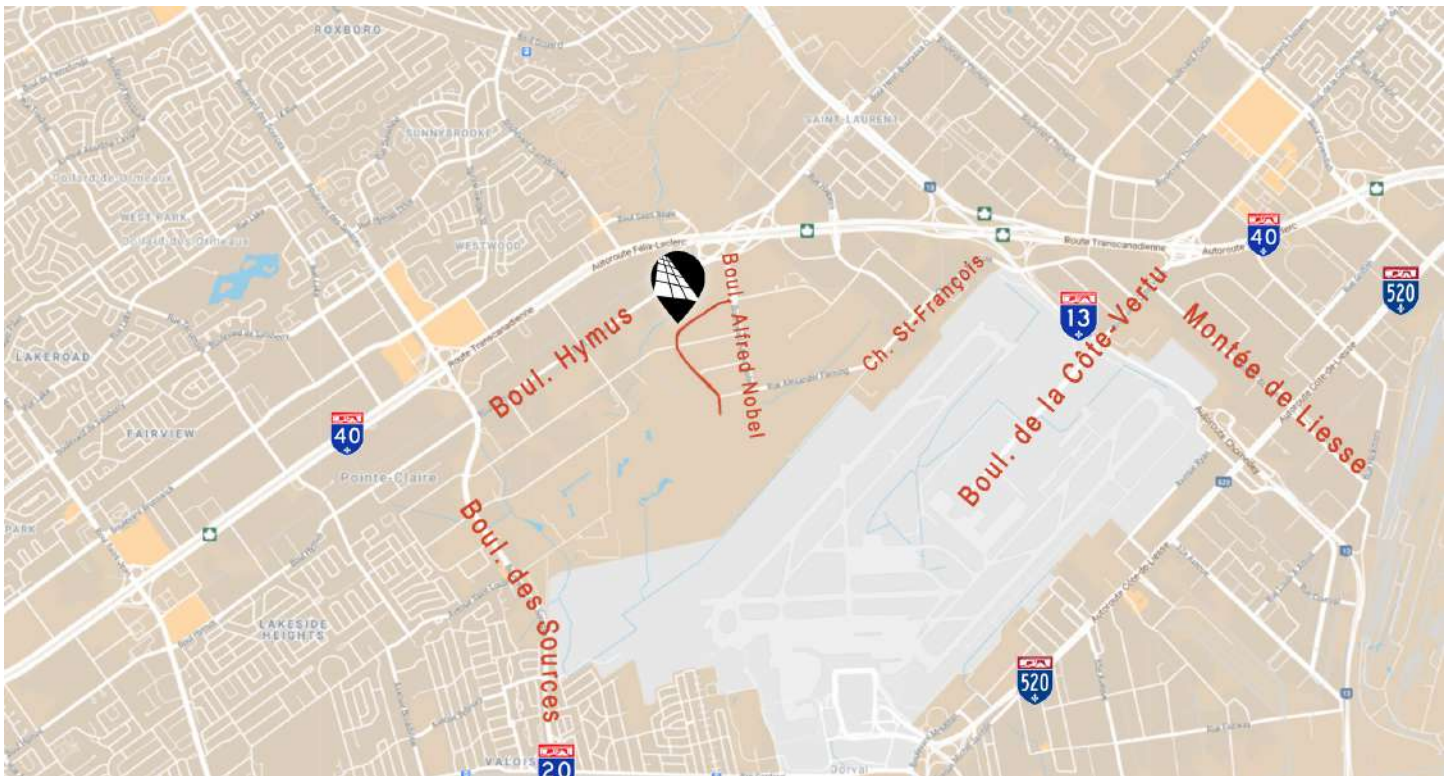
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HIGHLIGHTS




- Rare opportunity in this market
 - Land located in the heart of Technoparc Montreal which brings together many companies working in the field of pharmaceuticals and biotechnologies
 - Located near Montreal-Trudeau International Airport
 - Land ready to build, no known environmental issues
 - Close to a new REM station
 - Industrial zoning limited to uses related to research and development activities
- Easy access to:
 - Highway 40 (exit 58) ± 2 km
 - Highway 13 ± 4 km
 - Highway 520 ± 6 km
 - Highway 20 ± 7 km



LOCATION

-  Public Transit
#72, REM - Marie-Curie Station
-  Main Roads
H40, H13, H530, H20
-  Road Bridges
Louis-Bisson Bridge (±9 km) and
Honoré-Mercier Bridge (±16 km)

DEMOGRAPHY (5 KM Radius, excluding Laval)

-  93,762 Residents
-  34,507 Households
-  \$113,441 Average Household Income

©Sitewise - Estimated 2020 Statistics



GENERAL INFORMATION

Asking Price **\$4,089,443**
\$32.50 / ft²

AREA*

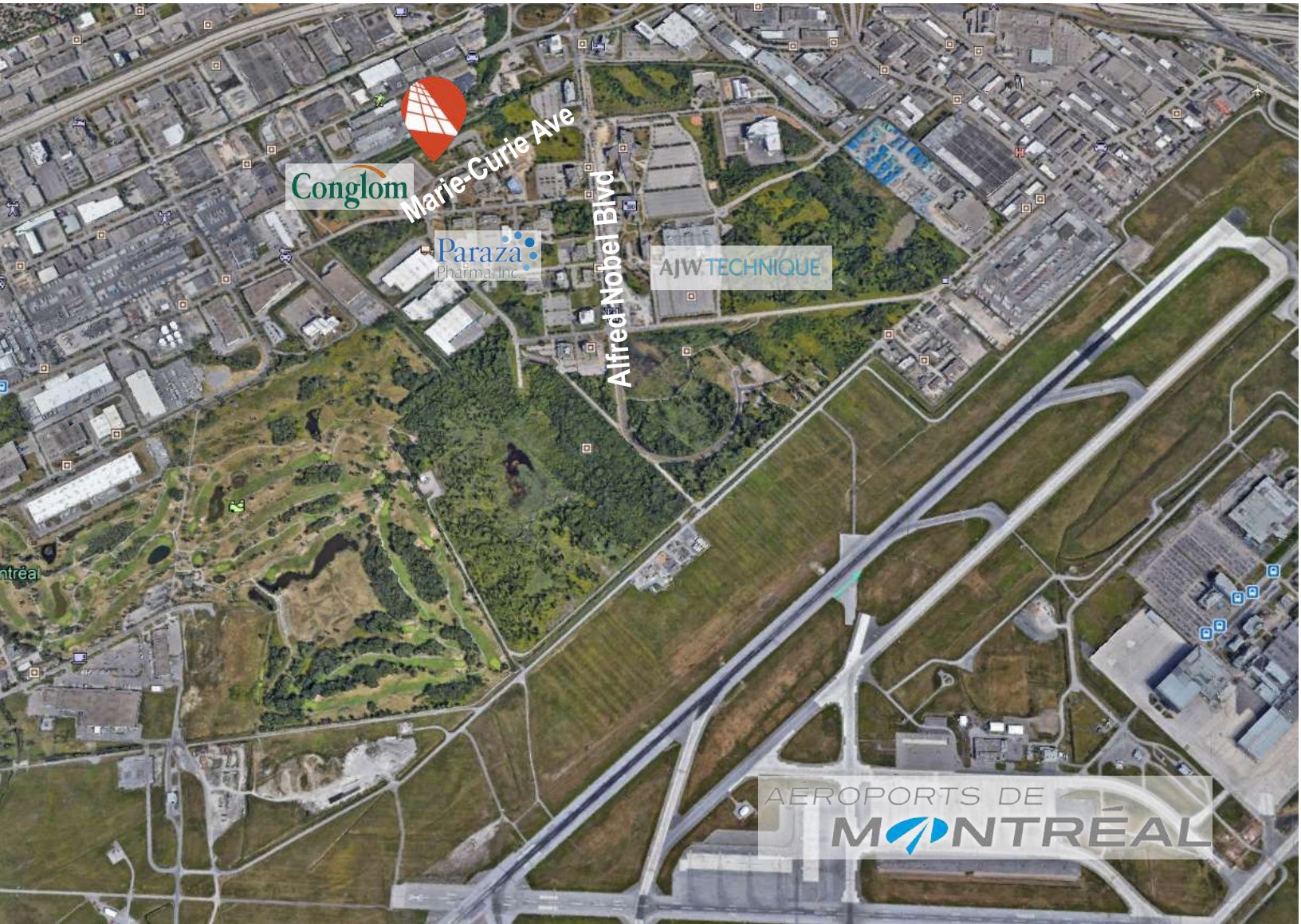
Land **125,829 ft²**

** The area is approximate*

ASSESSMENT AND TAXES

Total Assessment
Land (2023-2025) **\$2,571,800**

Total Taxes **\$ 25,228.95**
School **\$1,386.91**
Municipal **\$23,842.04**



FEATURES



Zoning

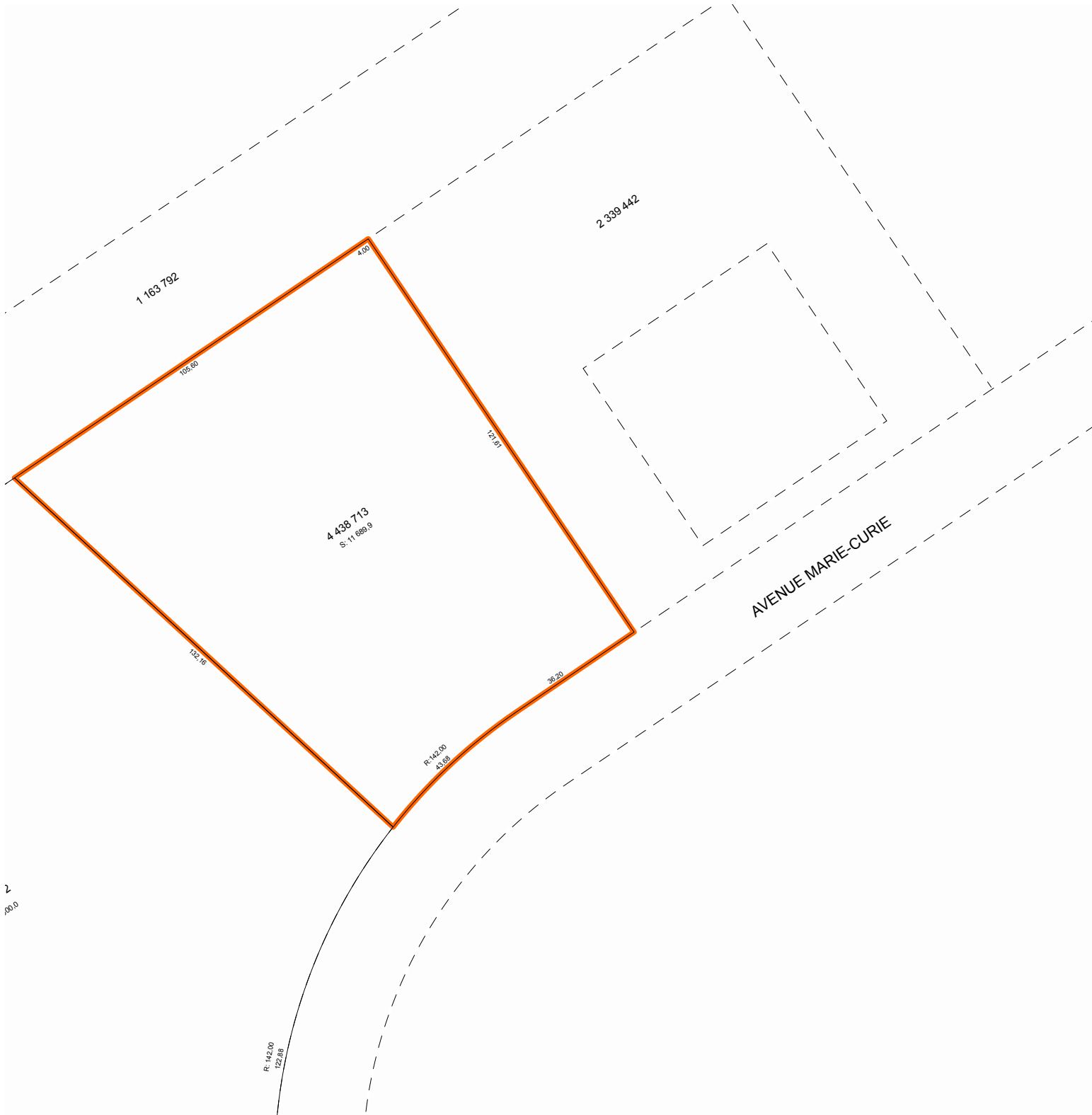
Industrial I1 | 04-001 and 04-003



Lot #

4 438 713

CADASTRAL PLAN



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



**Michel
LABBÉ**

Partner
Certified Real Estate Broker AEO
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