



14,500 SF  
For Sale

**555**

**Morgan Boulevard**

Baie-d'Urfé, Quebec H9X 3T6



## Industrial building with potential expansion

- Newer construction
- 24' clear height
- Across the street from Hotel Courtyard Marriott
- 550 meters (6 minute walk) from train station

### Contact

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MONTREAL INDUSTRIAL SERVICES GROUP



# 555 Morgan Boulevard

## For Sale



## Property Details



Total building area  
**14,500 SF**

Industrial area  
9,500 SF

Office area  
5,000 SF (on 2 floors)



1 truck-level door



Lot number  
1 557 577



Land area  
86,111 SF



Electricity  
600 Volts | 600 Amps



Clear height  
24' 4"



Fully equipped with sprinkler system



Construction year  
2001



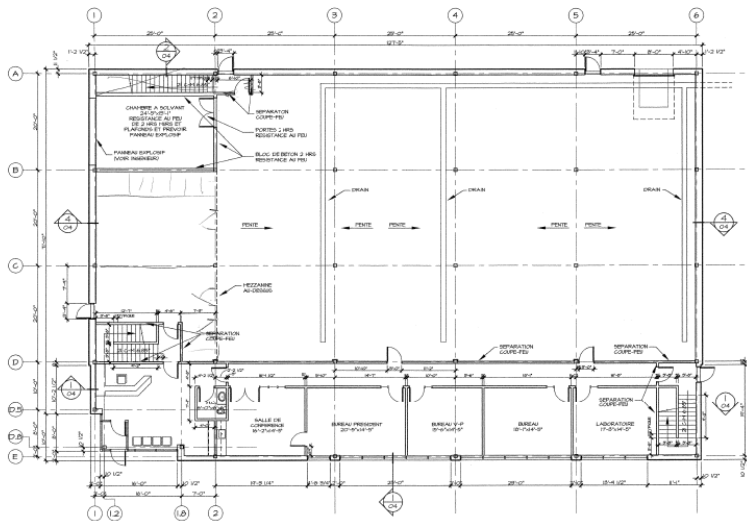
Zoning  
Industrial I-47



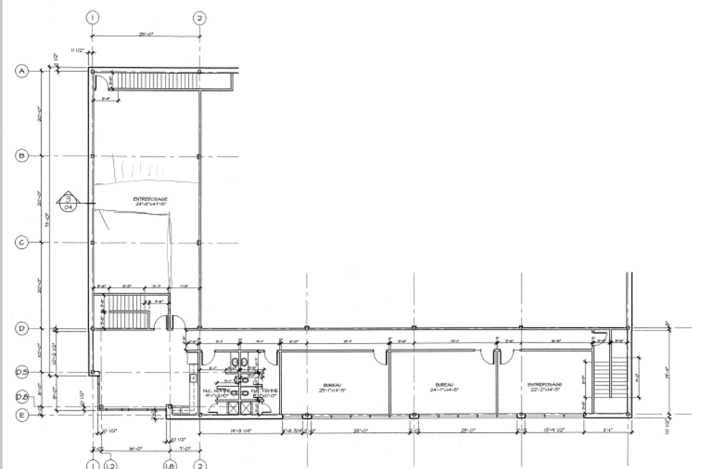


## Plans

### Ground Floor



### 2<sup>nd</sup> Floor



## Financial Details

### Municipal evaluation

Land	\$480,000
Building	\$1,452,300
<b>Total</b>	<b>\$1,932,300</b>

### Taxes (2022)

Municipal	\$60,271.60
School	\$1,960.02
<b>Total</b>	<b>\$62,231.62</b>

**SALE PRICE**  
**\$ 4,640,000**



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