



**TRIDENT**  
Real Estate Corporation

# 8138-8162

## BOUL.

# METROPOLITAIN E.

ANJOU, MONTREAL, QC.

Building: 39,930 sq.ft.

Land: 33,640 sq.ft.



**FOR  
SALE**



# PROPERTY DETAILS

## THE OPPORTUNITY

- Unmatched visibility— strategically situated on Boulevard Metropolitan E.
- Located on the intersection of the Trans-Canada Highway 40 (Metropolitain) & Highway 25
- Ideal for both investors and/or occupiers
- Potential for increase in revenue
- Contact for financials \*



**LOT**  
1113625



**LAND AREA**  
33,640 SQ.FT.



**CONSTRUCTION YEAR**  
1990



**BUILDING AREA**  
39,930 SQ.FT.



**ZONING**  
COMMERCIAL



**GARAGES**  
7 DOORS | 5 DOUBLE-WIDTH  
2 SINGLE-WIDTH



**PARKING**  
68 SPACES | 44 UNDERGROUND  
24 EXTERIOR



**ELECTRICITY**  
ENTRANCES: 600V | 800A



**SPRINKLERS**  
INSTALLED THROUGHOUT



**HVAC**  
4 ROOFTOP UNITS



**HEATING**  
ELECTRIC



**LEASES**  
HIGH QUALITY TENANTS



## FEATURES

- EASY ACCESS —ELEVATOR & 2 STAIRCASES
- WELL-MAINTAINED THROUGHOUT THE YEARS
- QUALITY CONSTRUCTION, MODERN SPACES
- UNDERGROUND PARKING + EXTERIOR PARKING
- ROOF RESURFACED
- EVALUATION REPORT AND ENVIRONMENTAL REPORTS AVAILABLE

**Germando Mazzotta**  
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**Groupe Sutton Synergie Inc.**  
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# PHOTO GALLERY



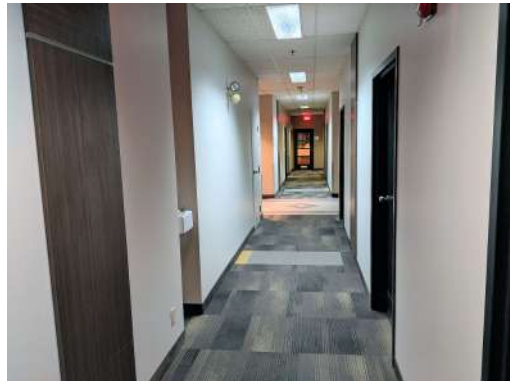
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