

# IMMEUBLE INDUSTRIEL ET COMMERCIAL INDUSTRIAL AND COMMERCIAL BUILDING

545 Legendre Ouest, Montreal, Quebec H2N 1J1

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À VENDRE / À LOUER  
FOR SALE / FOR LEASE



## Points saillants de la propriété / Property Highlights

- IMMEUBLE À 4 ÉTAGES EN BÉTON PLUS SEMI- SOUS SOL ( ACCOMODANT +/- 20 PLACES DE STATIONNEMENT INTÉRIEUR.)
- AU COEUR DU QUARTIER CHABANEL
- L'IMMEUBLE COMPREND UN ASCENSEUR À PASSAGERS, ET 1 MONTE-CHARGE DESSERVANT TOUS LES ÉTAGES
- IDÉAL POUR RÉAMÉNAGEMENT DE BUREAUX STYLE LOFT ET / OU OCCUPANT PROPRIÉTAIRE.
- LE ZONAGE FLEXIBLE PERMET UNE UTILISATION INDUSTRIELLE ET COMMERCIALE.
- GRANDE FENESTRATION
- A 4-STOREY HIGH CONCRETE BUILDING PLUS SEMI-BASEMENT (ACCOMMODATING +/-20 PARKING STALLS).
- LOCATED IN THE HEART OF THE CHABANEL DISTRICT.
- THE BUILDING HAS 1 PASSENGER ELEVATOR AND 1 FREIGHT ELEVATOR SERVICING ALL FLOORS.
- IDEAL FOR LOFT OFFICE REDEVELOPMENT AND / OR OWNER OCCUPANT.
- FLEXIBLE ZONING ALLOWS FOR INDUSTRIAL AND COMMERCIAL USE.
- GREAT FENESTRATION

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IMMEUBLES  
MICHAEL WHITE inc.  
REALTIES

6800 CH DE LA CÔTE-DE-LIESSE #101  
SAINT-LAURENT QC H4T 2A7  
T 514 488 5111 F 514 483 6294

**David Bassal**

Vice-President – Chartered Real Estate Broker

514-898-2589

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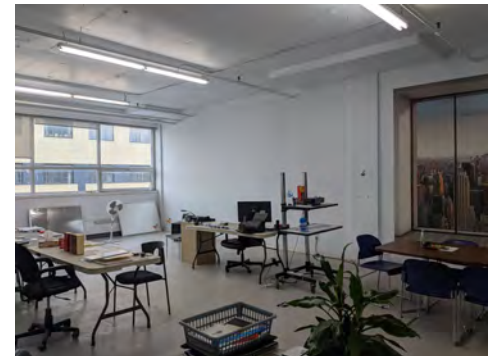
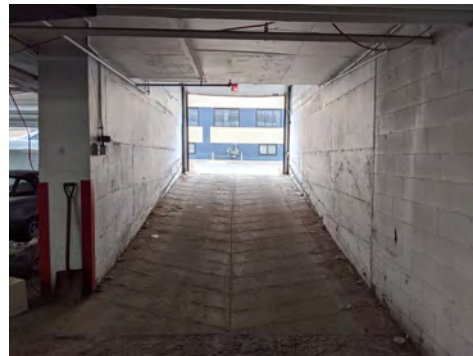
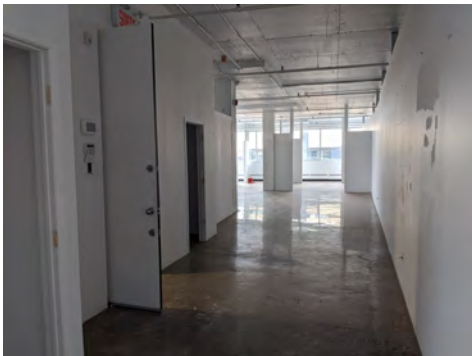
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## DESCRIPTION DE LA PROPRIÉTÉ | PROPERTY DETAILS

Superficie totale (pi <sup>2</sup> ) + semi sous-sol   Building area (sq.ft.) + semi basement	+/- 43,048
Superficie du terrain (pi <sup>2</sup> )   Land area (sq.ft.)	12,489
Quais de chargement   Truck Level Doors	
Hauteur libre   Clear Height	11
Distance de colonnes   Column spacing	22' x 23'3"
Année de construction   Year built	1963
Gicleurs   Sprinklers	Oui   Yes

## INFORMATION FINANCIÈRE | FINANCIAL INFORMATION

Taux de location   Gross Rental Rate	\$12.00
Frais d'opération   Utilities	Exclue   Excluded
Taxe Municipale (2020)   Municipale Taxes (2020)	\$80,157.99
Taxe scolaire   School Taxes (2019-2020)	\$2,879.50
Prix de Vente   Sales Price	Sur demande   Upon request



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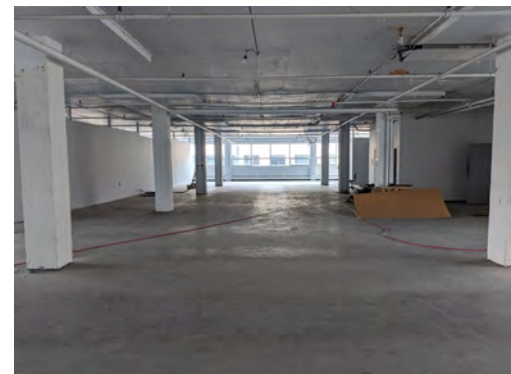
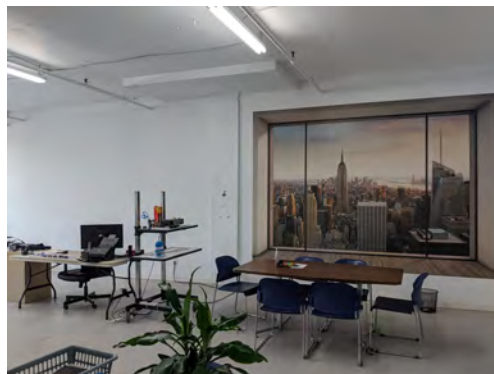
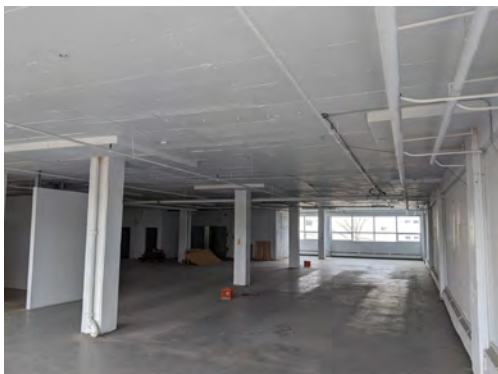
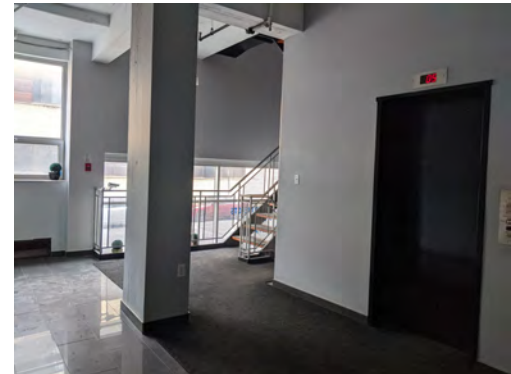
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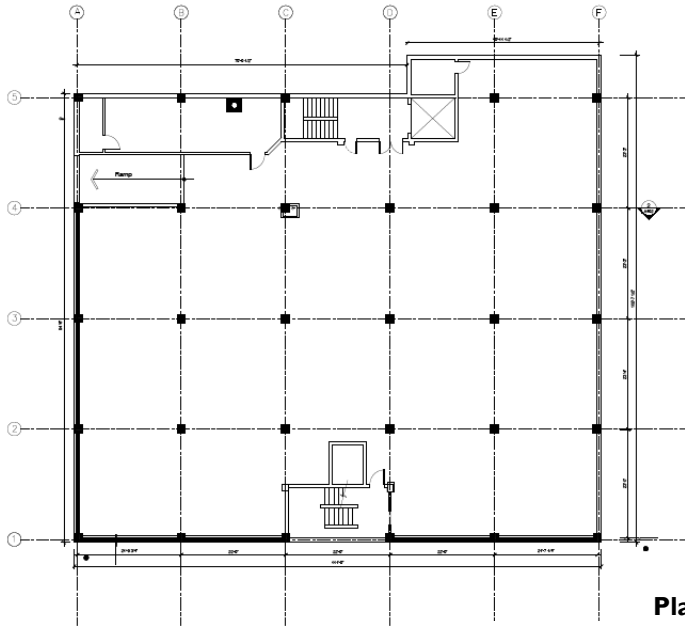
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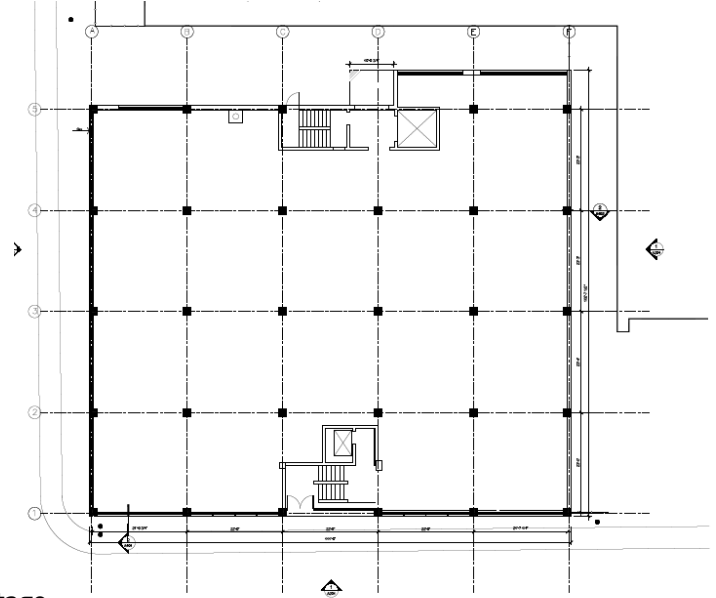
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## PLAN D'ÉTAGE | FLOOR PLAN

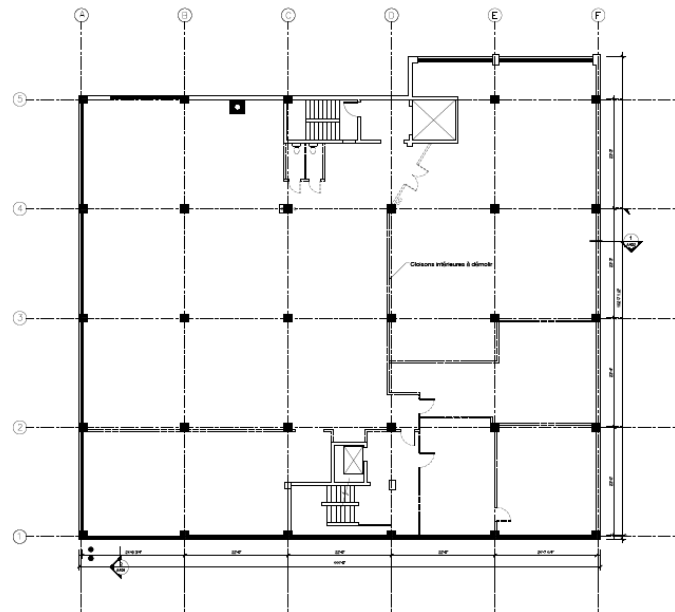
Plan sous sol



Plan rez de chaussée



Plan 2,3,4 étage



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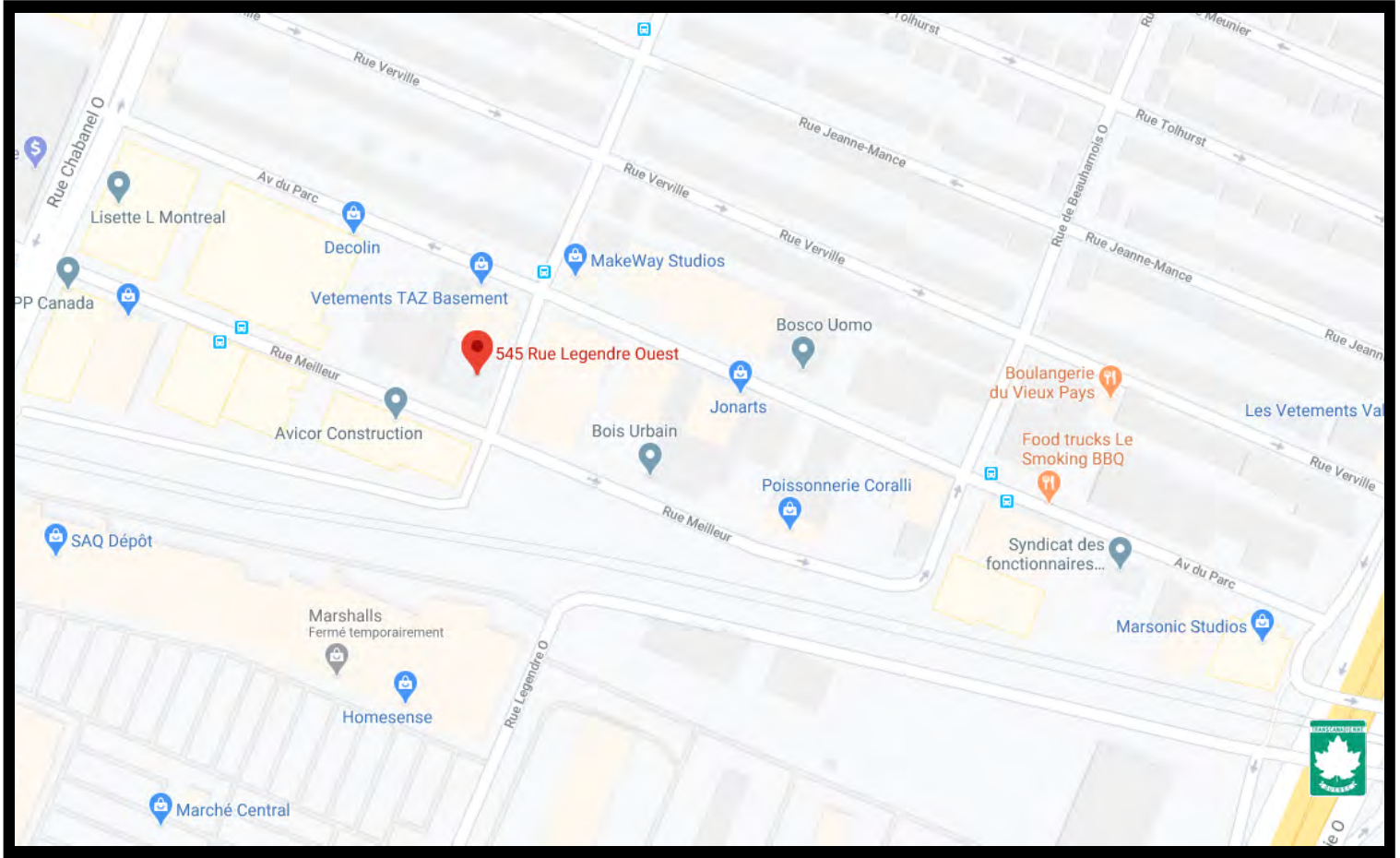
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## Carte Géographique|Location



### EMPLACEMENT / ACCESS



1 min.



#146



8 min.



Gare Chabanel



3 min.



#135



15 min.



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