

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
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David Bassal

Vice-President – Chartered Real Estate Broker

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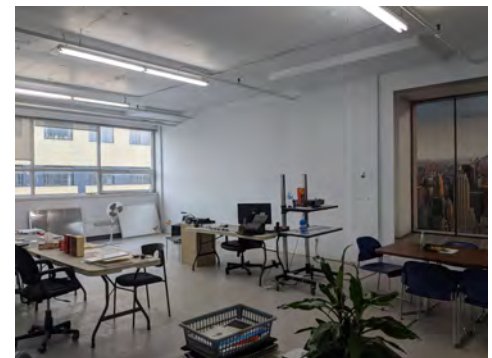
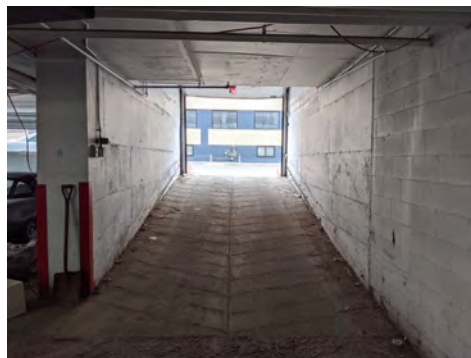
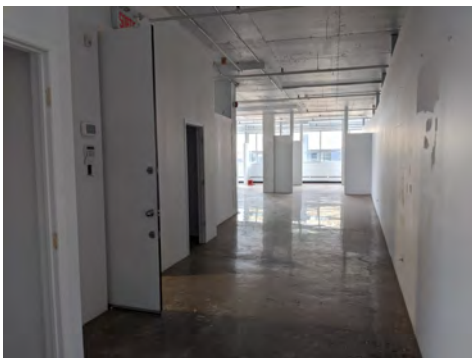
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DESCRIPTION DE LA PROPRIÉTÉ | PROPERTY DETAILS

Superficie totale (pi ²) + semi sous-sol Building area (sq.ft.) + semi basement	+/- 43,048
Superficie du terrain (pi ²) 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)	\$ 80,158
Taxe scolaire School Taxes (2020-2021)	\$ 2,391
Prix de Vente Sales Price	Sur demande Upon request



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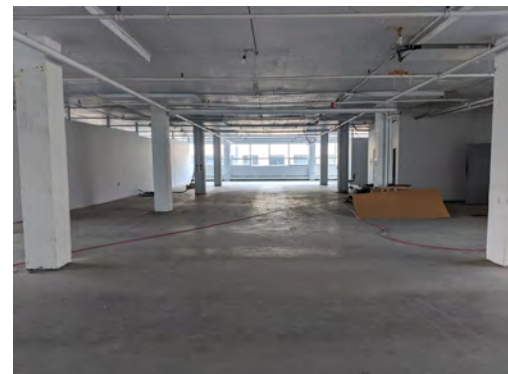
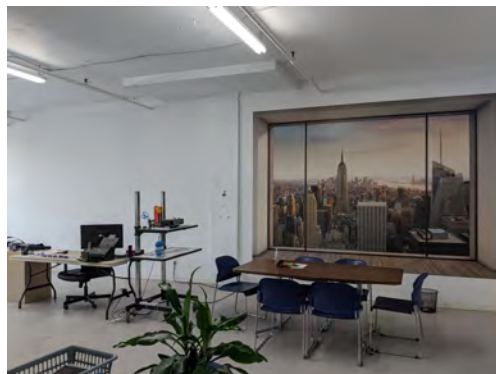
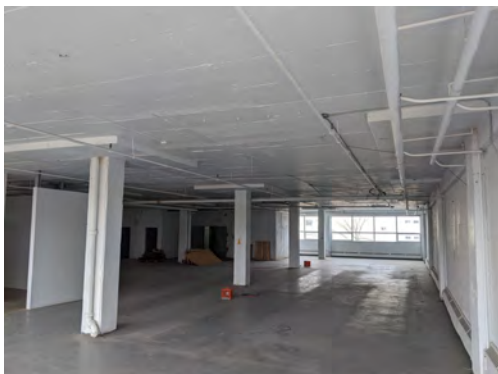
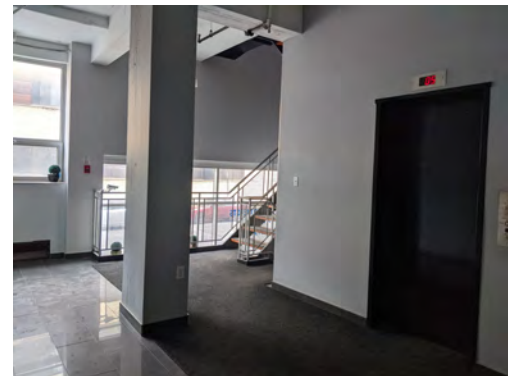
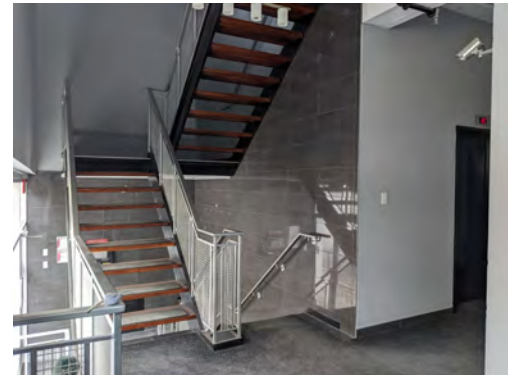
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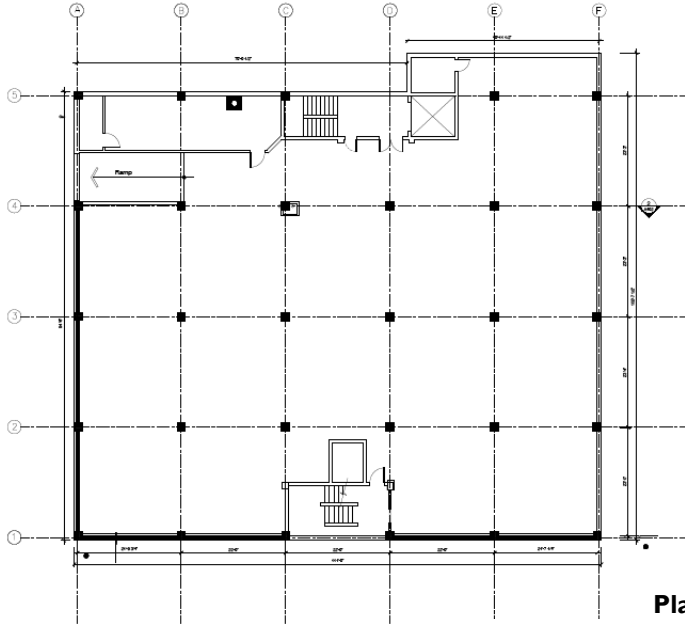
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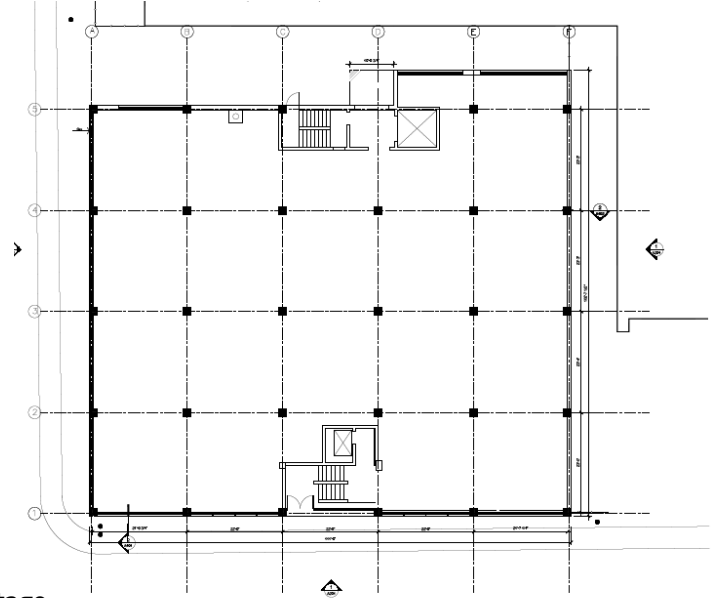
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PLAN D'ÉTAGE | FLOOR PLAN

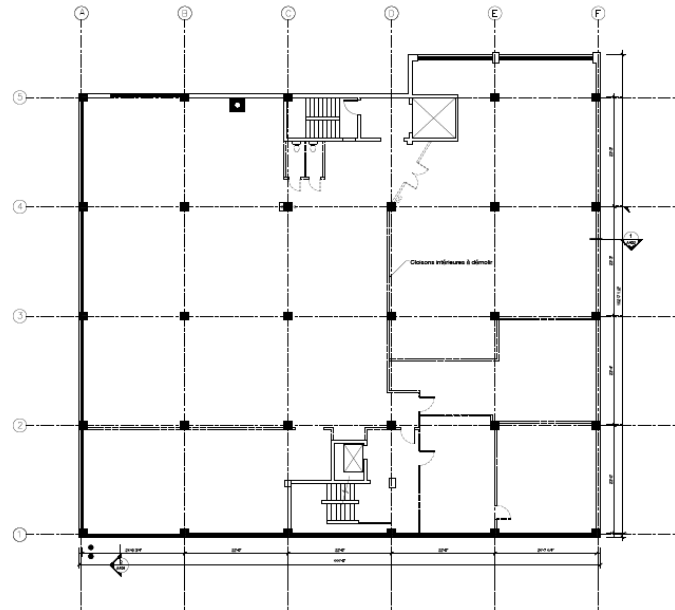
Plan sous sol



Plan rez de chaussée



Plan 2,3,4 étage



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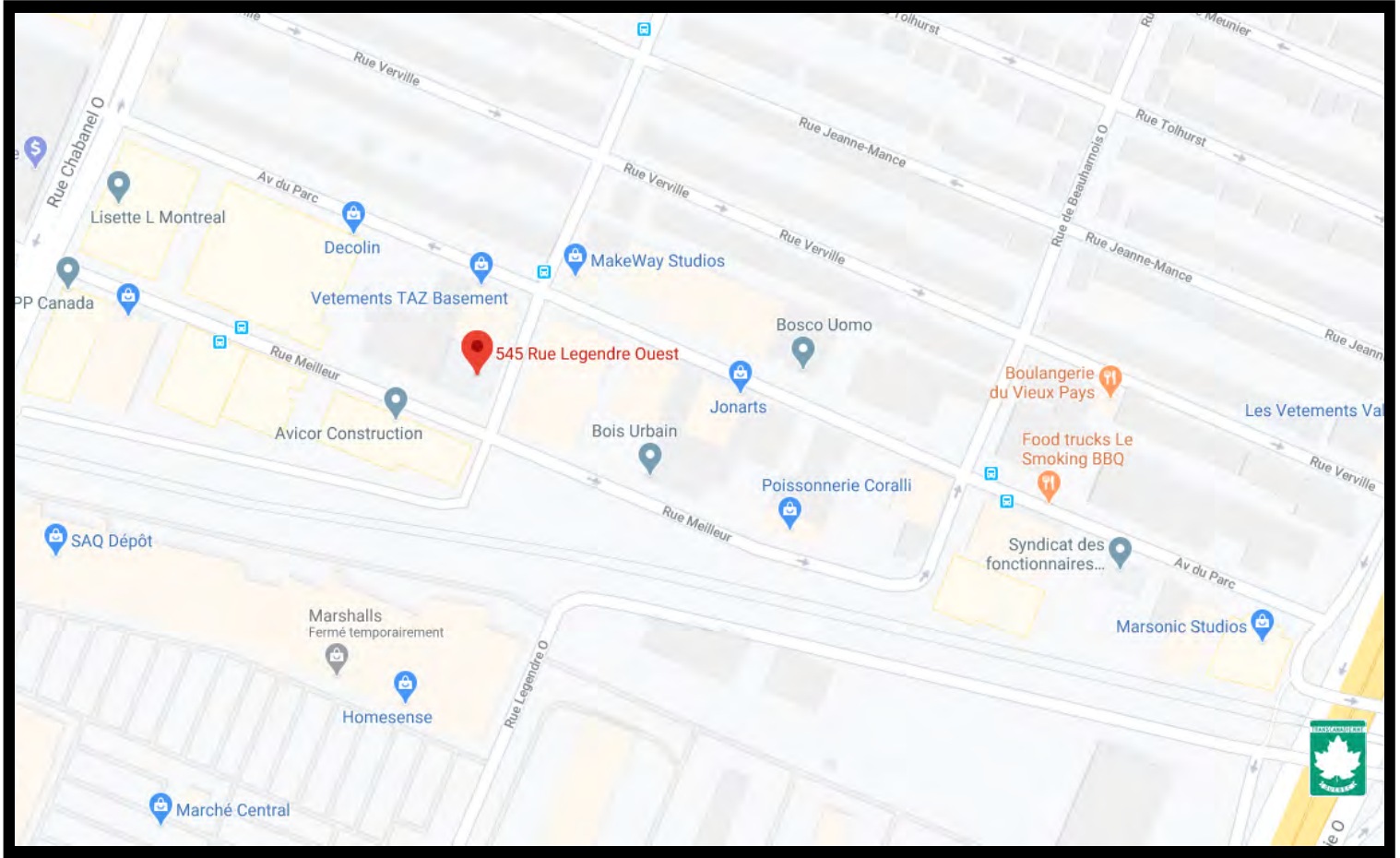
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Carte Géographique|Location



EMPLACEMENT / ACCESS



1 min.



#146



3 min.



#135



8 min.



Gare Chabanel



15 min.



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