

# IMMEUBLE INDUSTRIEL ET COMMERCIAL INDUSTRIAL AND COMMERCIAL BUILDING

545 Legendre Ouest, Montreal, Quebec H2N 1J1

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**À VENDRE / FOR SALE**



## 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.
- BEAUCOUP DE LUMIÈRE NATURELLE
- 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.
- LOTS OF NATURAL LIGHT

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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



**Steven White SIOR**

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**Mitchell Tkatch**

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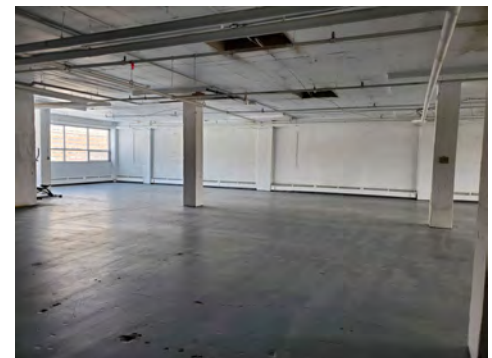
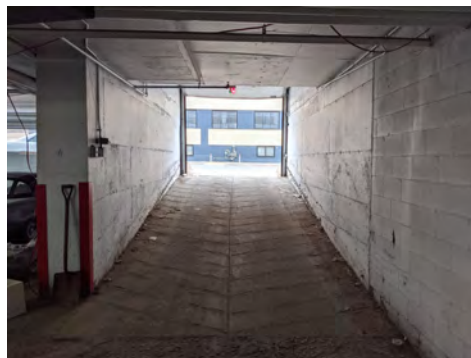
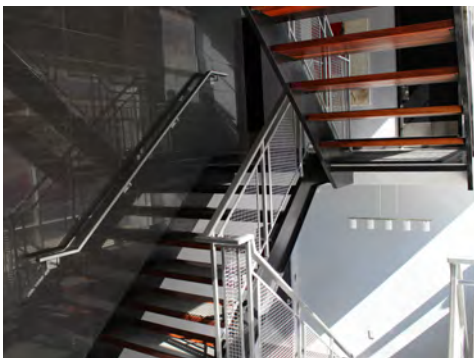
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## DESCRIPTION DE LA PROPRIÉTÉ | PROPERTY DETAILS

Superficie totale (pi <sup>2</sup> ) avec sous-sol   Building area (sq.ft.) including drive-in basement	+/- 53,810
Superficie du terrain (pi <sup>2</sup> )   Land area (sq.ft.)	12,489
Quais de chargement   Truck Level Doors	1
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

Taxe Municipale (2021)   Municipale Taxes (2021)	\$ 88,969
Taxe scolaire   School Taxes (2020-2021)	\$ 2,391
Prix de Vente   Sales Price	\$ 5,500,000



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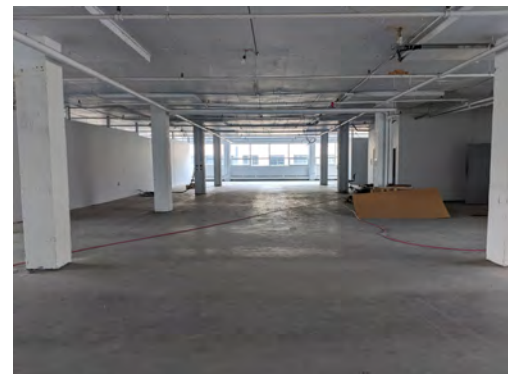
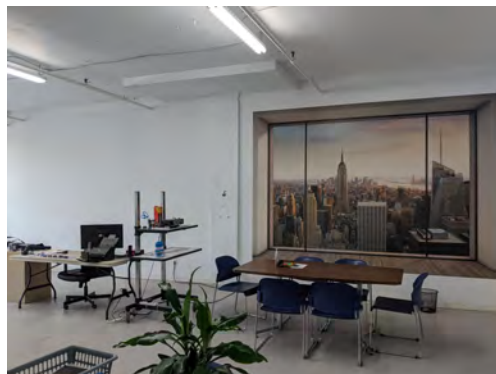
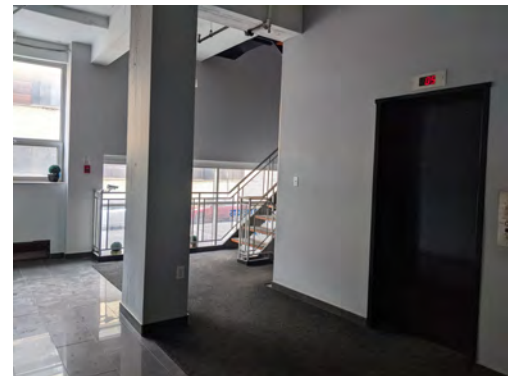
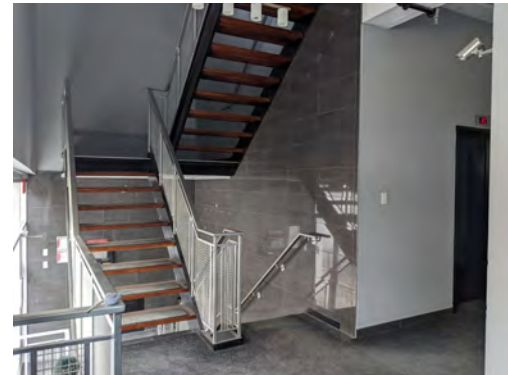
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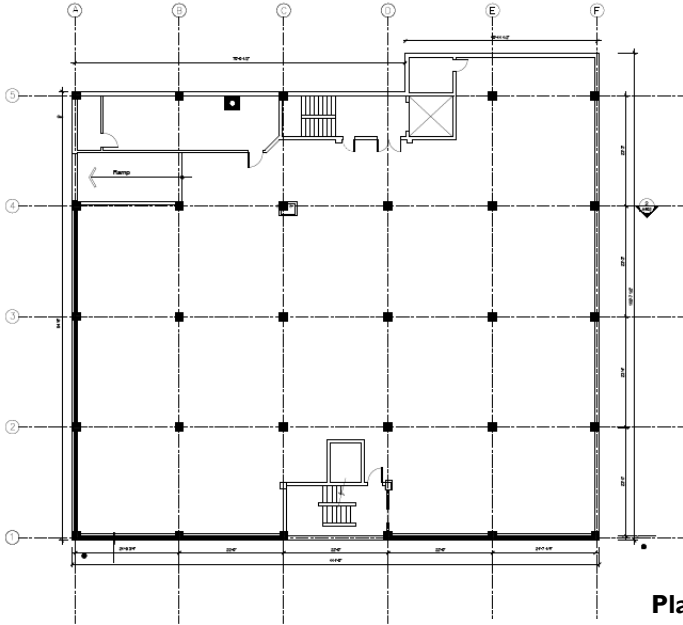
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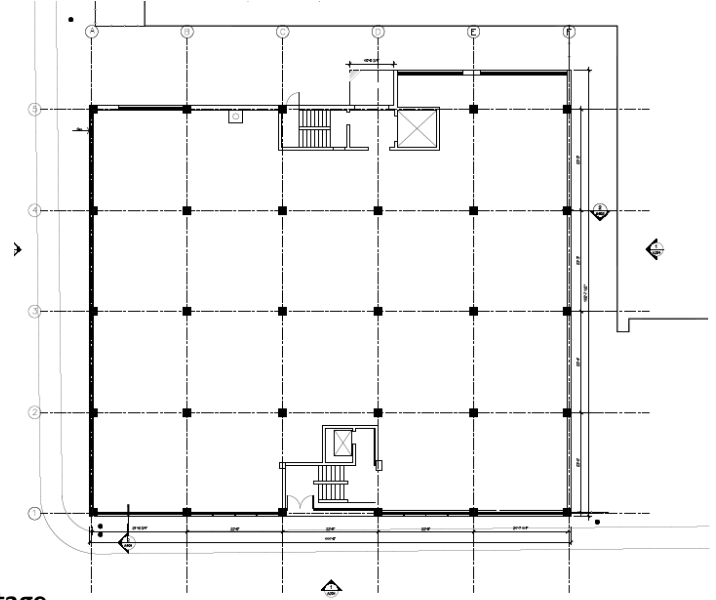
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## PLAN D'ÉTAGE | FLOOR PLAN

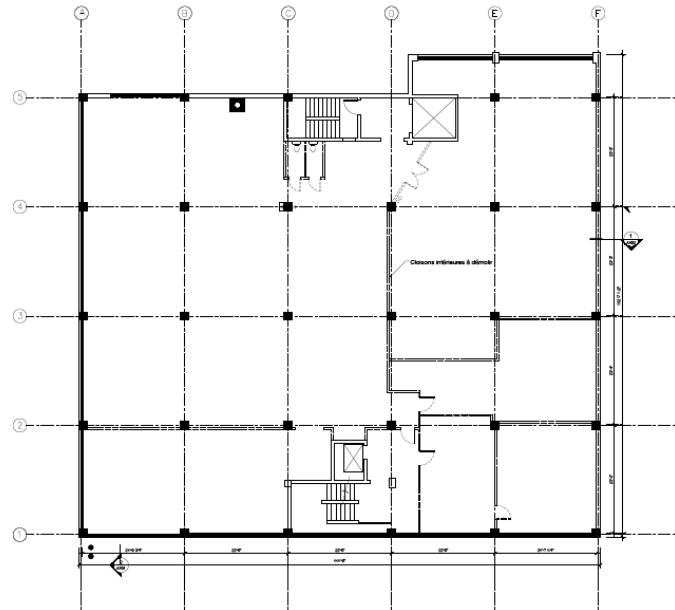
Plan sous sol



Plan rez de chaussée



Plan 2,3,4 étage



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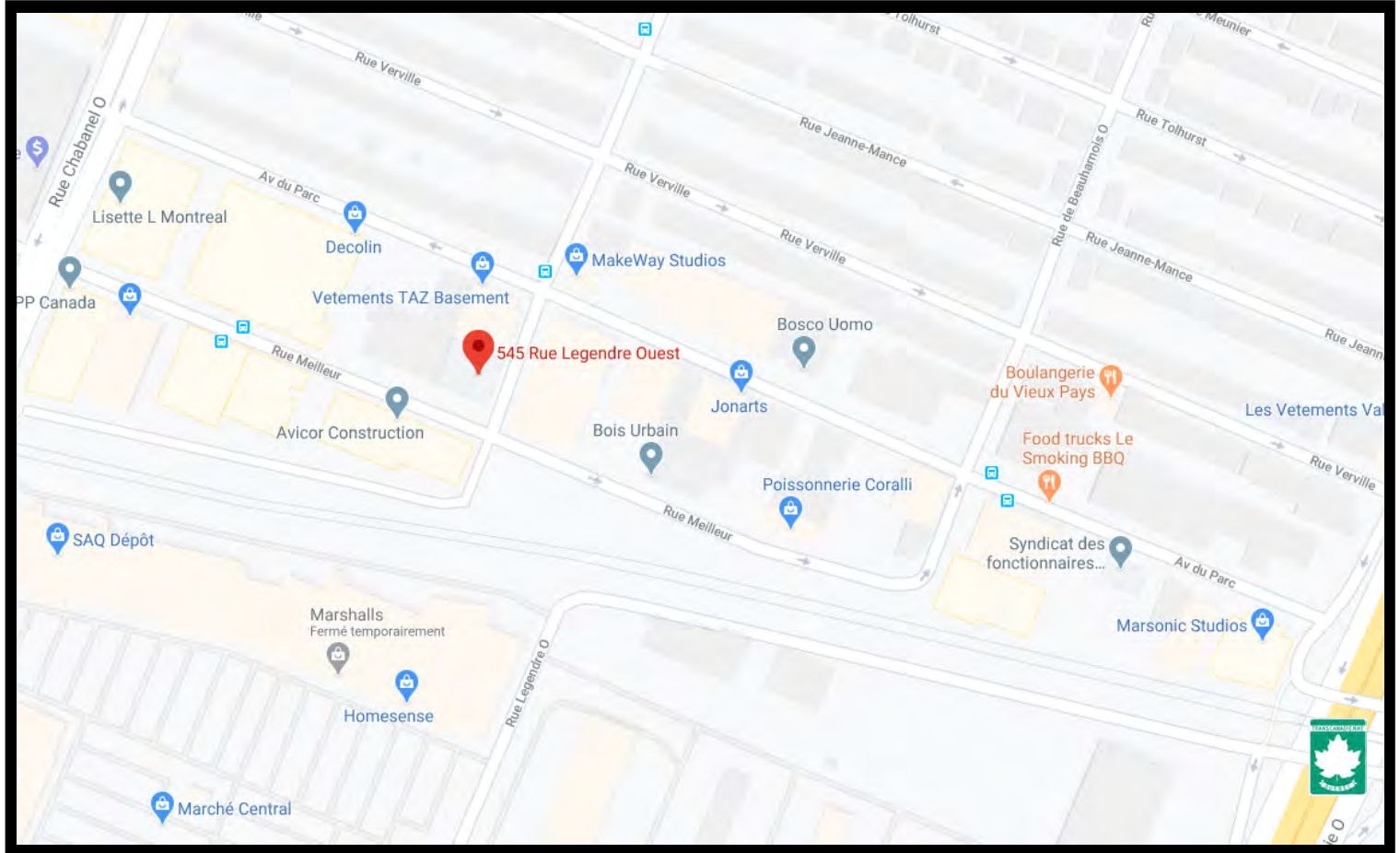
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## Carte Géographique|Location



### EMPLACEMENT / ACCESS



1 min.



#146



8 min.



Gare Chabanel



3 min.



#135



15 min.



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