

99 CHABANEL

MONTREAL MIDTOWN

**THE MOST AFFORDABLE
INDUSTRIAL SPACES
IN MONTREAL**



MONTREAL | AHUNTSIC-CARTIERVILLE 99 CHABANEL ST. WEST

Industrial space available

2,500 - 72,000 sq. ft. on one floor (multiple floors available)

Details of the property

Lease area:	512 000 sq. ft.
Parking:	Extensive indoor and outdoor parking available
Transportation:	Minutes from the Crémazie and Sauvé Metro stations
Number of floors:	7
Ceiling height:	11'6" clear
Lease rates:	Starting at \$6.00 per sq. ft.
Daily cleaning available:	\$1.25 per sq. ft.
Property taxes:	Included*
Operating expenses:	Included*
Heating:	Included*
Air conditioning:	Access to cooling tower
Loading dock spaces:	18
Freight elevators:	6
Passenger elevators:	4
Fibre Optic Available	

*All increases above the base year are extra.

Highlights

- One of the most affordable buildings in Montreal starting at \$6.00/sq. ft., including basic rent, operating expenses, real estate taxes and heating
- New management and newly renovated lobby
- Abundance of natural light, offering superb views of the city and parks
- Perfect for storage, industrial space and loft offices
- Extensive indoor and outdoor parking
- 24/7 security, cameras, and card access systems
- Superintendent on site 24/7

Location

- Located on Chabanel St. in the Ahuntsic-Cartierville borough, between St-Laurent Blvd and Meilleur Street
- Walking distance to Marché Central, Costco, SAQ, Bureau en Gros, Guzzo and much more
- Easily accessible by public transportation and bus stop at the corner
- Walking distance from the Chabanel train station (Saint-Jérôme line) and the future Ahuntsic and Sauvé stations (Mascouche line)
- Centrally located at the intersection of Highway 40 and Highway 15, minutes from the Crémazie and Sauvé Metro stations



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99 CHABANEL



Corner facade



Elevators



Reception area



Facade



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