

99 CHABANEL MONTRÉAL MIDTOWN

THE MOST AFFORDABLE
INDUSTRIAL SPACES
IN MONTRÉAL



MONTRÉAL | AHUNTSIC-CARTIERVILLE 99 CHABANEL ST. WEST

Industrial Space Available

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

Property Details

Leasable area:	512,000 sq. ft.
Parking:	Extensive indoor and outdoor parking available
Transportation:	Minutes from the Crémazie and Sauvé Metro stations with transit bus
Number of floors:	7
Ceiling height:	11'6" clear
Lease rates*:	Starting at \$6.50 per sq. ft.
Daily cleaning available:	\$1.25 per sq. ft.
Property taxes:	\$0.69 per sq. ft.
Heating/Air conditioning:	Available
Electricity:	Tenant responsibility
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 Montréal starting at \$6.50 per sq. ft.
- 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
- Concierge and 24/7 security, cameras and access system
- Extensive inside and outside parking

Location

- Located on Chabanel Street 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 ST.



Corner facade



Elevators



Reception area



Facade



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