



PORT-ROYAL LANDS

PRIME SITE IN THE HEART OF MONTRÉAL

AHUNTSIC-CARTIERVILLE (QUÉBEC)

CBRE

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

- Prime site for development, parking or outdoor storage
- Efficient lot configuration to support full density
- Exceptional location inside a dominant industrial park
- Flexible zoning allows for a variety of redevelopment options

PROPERTY SPECIFICATIONS

| | |
|-------------------|--|
| LEGAL DESCRIPTION | 1 488 218, 1 488 219, 1 488 221 (Cadastre du Quebec) |
| SITE AREA (SF) | 71,106 |
| ZONING NUMBER | Zone 1293 |
| ZONING CODES | C.6 (2) A, C.7 A, I.1 A, I.2 A and I.4 A |
| PERMITTED USES | Commercial, Industrial |
| COVERAGE RATIO | 100% |
| DENSITY | 3x |
| BUILDABLE AREA | 213,318 SF |

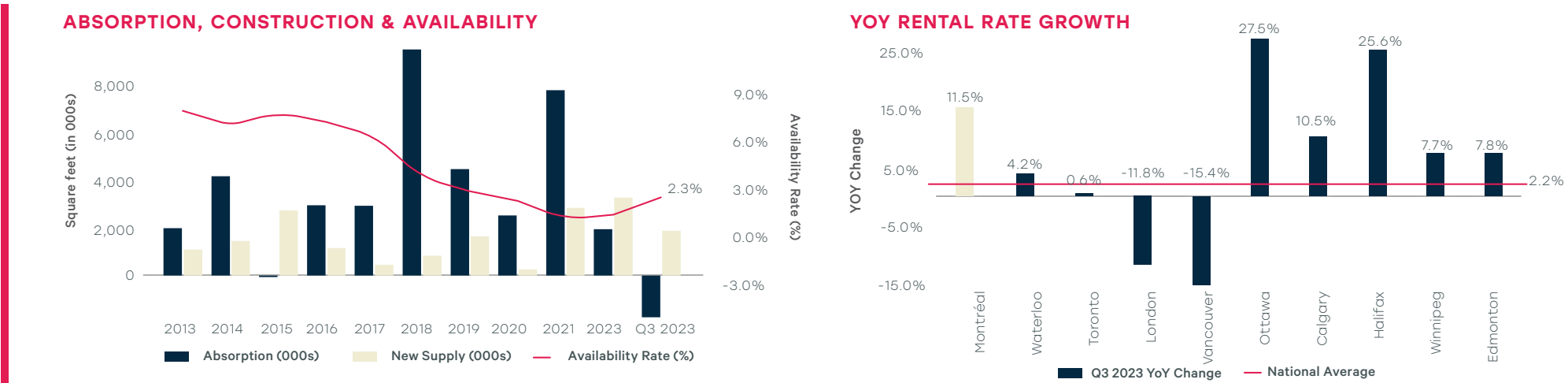


\$16.52
GMA Q3 2023
AVG NET RENTS

11%
YOY GMA
RENTAL GROWTH

2.3%
GMA Q3 2023
VACANCY RATE

INDUSTRIAL MARKET FUNDAMENTALS



CONTACT INFORMATION

All inquiries regarding the offering should be directed to the noted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) on a first-come, first-serve basis.

MONTRÉAL NATIONAL INVESTMENT TEAM

SCOTT SPEIRS¹

Vice Chairman
Real Estate Broker
+1 514 849 6441
scott.speirs@cbre.com

GUILLAUME JACOB

Senior Vice President
Commercial Real Estate Broker
+1 514 849 5591
guillaume.jacob@cbre.com

1. Real Estate Broker carrying out his activities with the business corporation Scott Speirs Real Estate Inc.

INDUSTRIAL ADVISORY & TRANSACTION SERVICES

RYAN CYMET²

Vice Chairman
Real Estate Broker
+1 514 737 2403
ryan.cymet@cbre.com

JEAN-PHILIPPE DAUNAIS³

Vice Chairman
Real Estate Broker
+1 514 737 4798
jp.daunais@cbre.com

2. Real Estate Broker carrying out his activities with the business corporation Ryan Cymet Real Estate Services Inc.

3. Certified Real Estate Broker carrying out his activities with the business corporation Jean-Philippe Daunais Real Estate Services Inc.



CBRE LIMITED, REAL ESTATE AGENCY
1250 RENÉ-LÉVESQUE BLVD. W., SUITE 2800 MONTRÉAL (QUÉBEC) H3B 4W8 | WWW.CBRE.CA

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