

Colliers

INVESTMENT OPPORTUNITY

Commercial Loft Building

9200 Meilleur Street, Montréal, Québec

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Accelerating success

9200 Meilleur Street

Investment Opportunity



Commercial Loft Building in Montréal

Offering Overview

Colliers International (Quebec) Inc. (the “Advisor”) has been retained by Avenir Properties (the “Vendor”) on an exclusive basis to offer for sale a 100% freehold interest in 9200 Meilleur Street (the “Property”), located in the Borough of Ahuntsic-Cartierville, in Montréal, Québec.

This real estate investment offering presents the opportunity to acquire a strategically located five-storey building. The Property comprises a gross building area of 170,208 SF with a flexible 34,800 SF floorplate configuration which can easily be divided into various size suites to accommodate a wide range of potential tenants.

The Property is situated in a gentrifying district within a dense service node and easily accessed by bus, metro and train, all within 15 minutes from downtown Montréal. It is located within close proximity to highways 15 and 40.

9200 Meilleur has recently been partially renovated, leaving further upside, and boasts quality loft-style commercial spaces along with industrial capabilities.

9200 Meilleur has positioned itself to provide custom-built, conveniently located, and affordable premises to a wide range of businesses. The Property often caters to small businesses serving as an incubator to foster growth.

The Property is currently 88% leased to a stable roster of tenants, including a variety of small and medium sized private local businesses. The offering provides significant value add through its strategic leasing plan.



AT A GLANCE



161,956 SF
Gross Leasable Area
(Above Grade)



±1.14 Acres
Total Size Area



11'
Ceiling Height



3 Truck-level and 2 Drive-In
Loading Doors

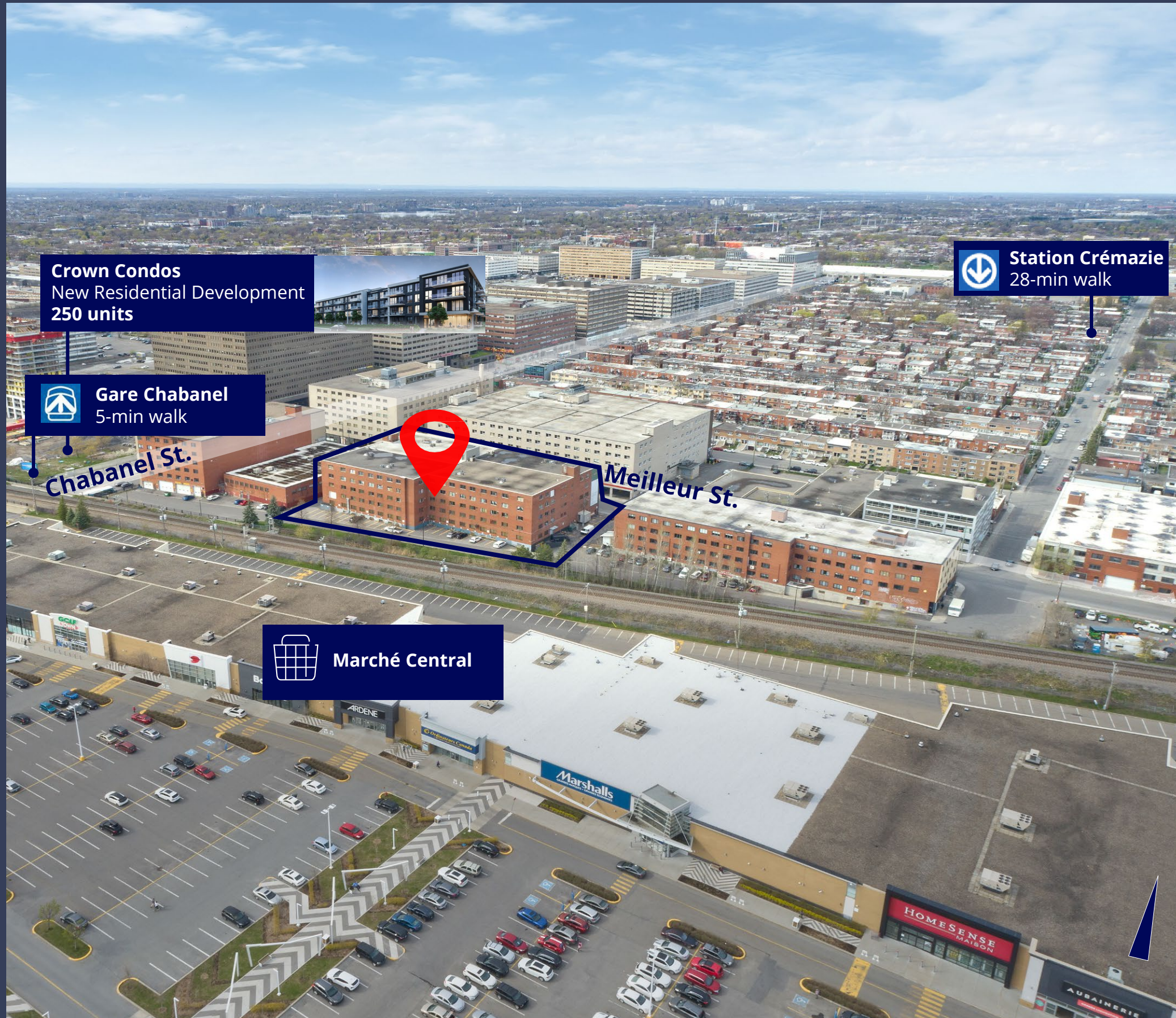


49 Vehicles
Interior & Exterior Parking Stalls



Chabanel and Ahuntsic
Walking distance to train stations

Investment Highlights



Recently renovated to enhance the leasing strategy

9200 Meilleur has undergone major renovations and has benefited from significant capital expenditures. It features quality, loft-style commercial space, with abundant fenestration and ample natural light. Amenities at 9200 Meilleur, include a large comfortable lounge, shared kitchen, private conference rooms, freight elevator, onsite interior and exterior parking.



Immediate upside potential with lease up of vacant spaces

The property currently has 19,860 SF of vacant space. The available vacant units comprise 9 suites ranging from 1,400 SF to 3,050 SF. Units of this size in the Chabanel area are often rapidly absorbed, offering the investor near term upside with NOI growth. Further upside potential exists with renovations of the remaining unrenovated floors.



Diverse Tenancy

The property provides a floor plate which can easily be subdivided in various size units. As such the building with its shared modern amenities appeals to a wide array of businesses. The tenant roster is well diversified including some of the traditional needle trade enterprises complimented with a large variety of private local businesses in different industries.



Easy Access and Public Transportation

The subject property benefits from a 91 Walk Score and located within a 5-minute walk to the AMT Chabanel train station, with direct public transportation to Crémazie and Sauvé metro stations, and within easy access to highways 40 and 15.

Reach out to get started.



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