



9195, RUE JEAN-PRATT, MONTRÉAL, QC

± 24,513 SF Temperature-Controlled Standalone
Industrial Building Ideal for Food Distribution **For Sale**

Possibility of commercial activity cash and carry.

Shawn Machado

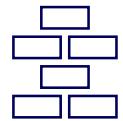
Senior Associate
Real Estate Broker
+1 514 294 8494
shawn.machado@colliers.com

Vincent Iadeluca*

Senior Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadeluca@colliers.com

Colliers

KEY FACTS



Construction- 2006
ISPRO, Aluminum & Brick



Clear height of 27'



Refrigerated and freezer space



Located in a prime location



Highway Visibility



In proximity to hwys 15 & 40



PROPERTY FEATURES



Address	9195, Rue Jean-Pratt, Montréal, QC
Lot number	2 966 350
Zoning	Zone 1254 I.4 A, I,1 A, I.2 A, C.1(2) C, C.7 A
Year Built	2006
Land Area	± 41,664 SF
Building Area	± 24,513 SF

Warehouse Area	± 19,668 SF
Office Area	± 4,845 SF
Clear Height	27'
Shipping	10 TL (8'x9')
Electricity	600 A, 347-600 V 3 phases
Lighting	Fluorescent

Municipal and School Taxes

Municipal (2024)	\$175,314
School (2024-25)	\$4,549
Total	\$179,863

Evaluation

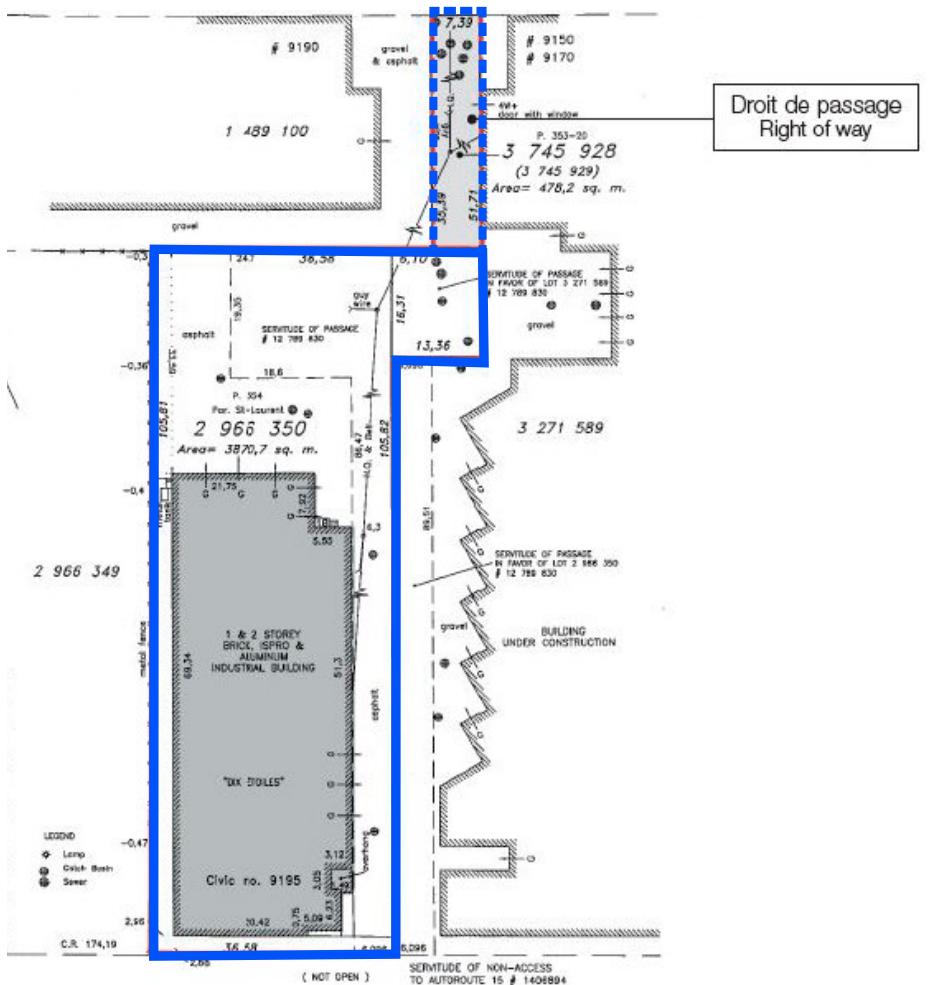
Land	\$1,451,500
Building	\$4,814,900
Total	\$6,266,400



Asking Price
& Availability :
Contact the listing brokers

PROPERTY PLAN

CHARLES DE LA TOUR STREET



DEMOGRAPHICS



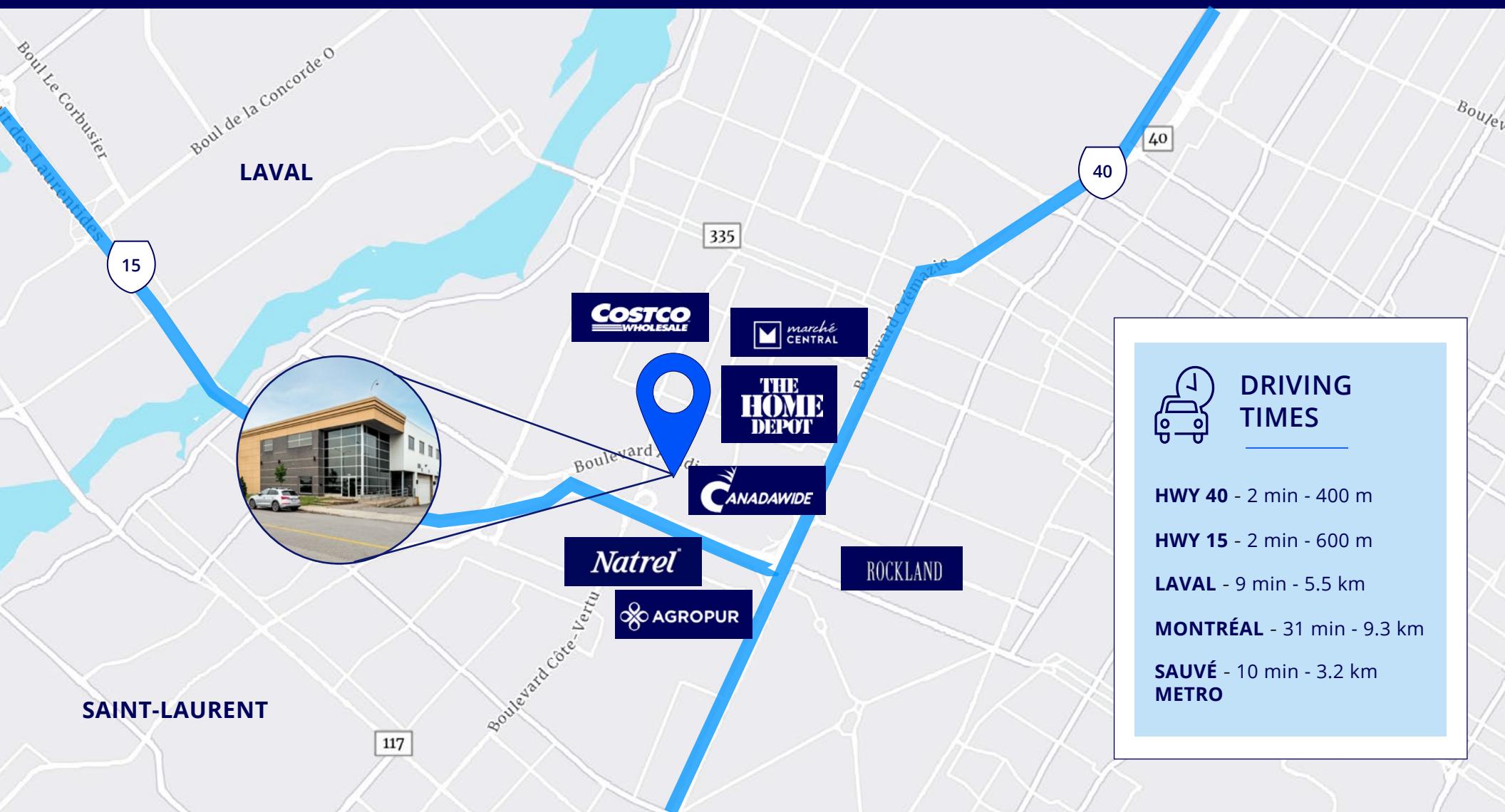
179,856
Total Population



\$130,625
Average income



± 130 000 (cars)
Annual average daily traffic counts





9195, RUE JEAN-PRATT, MONTRÉAL, QC

Shawn Machado

Senior Associate
Real Estate Broker
+1 514 294 8494
shawn.machado@colliers.com

Vincent Iadeluca*

Senior Vice President
Real Estate Broker
+1 514 764 2831
vincent.iadeluca@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency. *Services Immobiliers Vincent Iadeluca Inc



collierscanada.com

Accelerate success.