



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

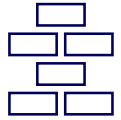
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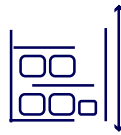
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KEY FACTS



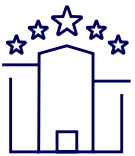
Construction- 2006
ISPRO, Aluminum
& Brick



Clear height
of 27'



Refrigerated and
freezer space



Located in a
prime location



Highway
Visibility



In proximity
to hwy 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
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School (2024-25)	\$4,549
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Total	\$179,863
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Evaluation

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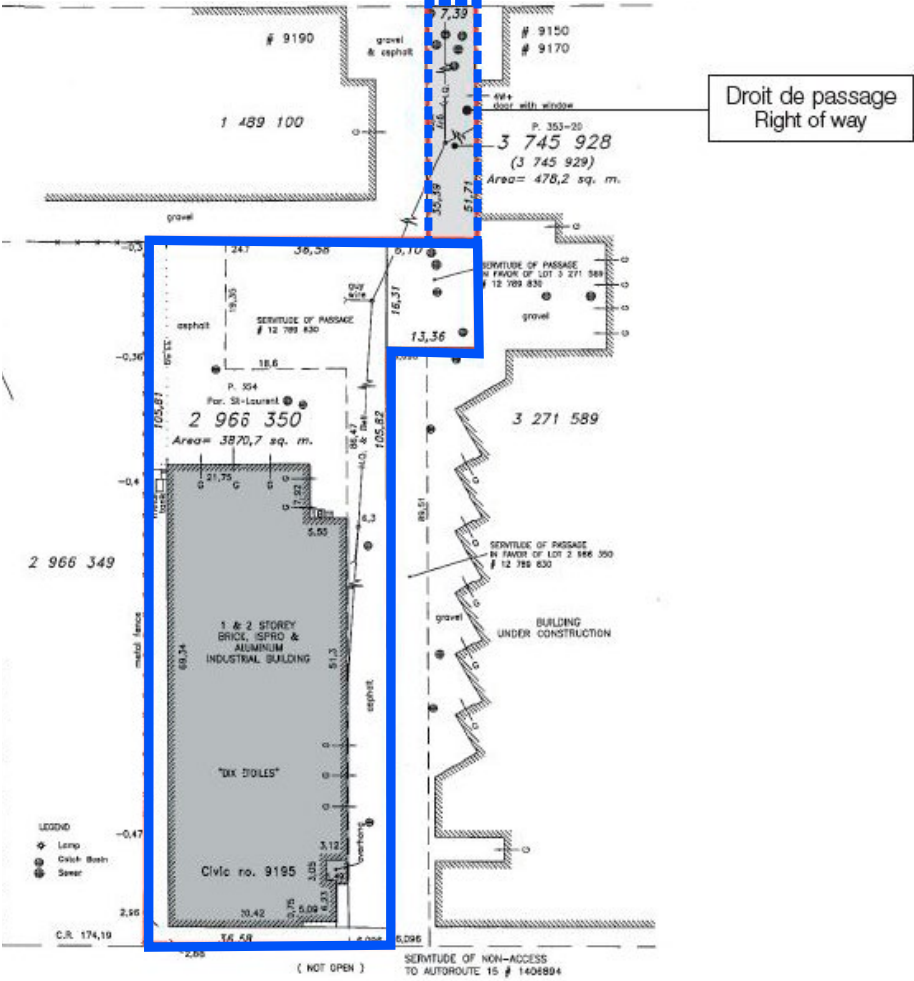


Asking Price
& Availability :

Contact the listing brokers

PROPERTY PLAN

CHARLES DE LA TOUR STREET



JEAN-PRATT STREET



DEMOGRAPHICS



179,856

Total Population



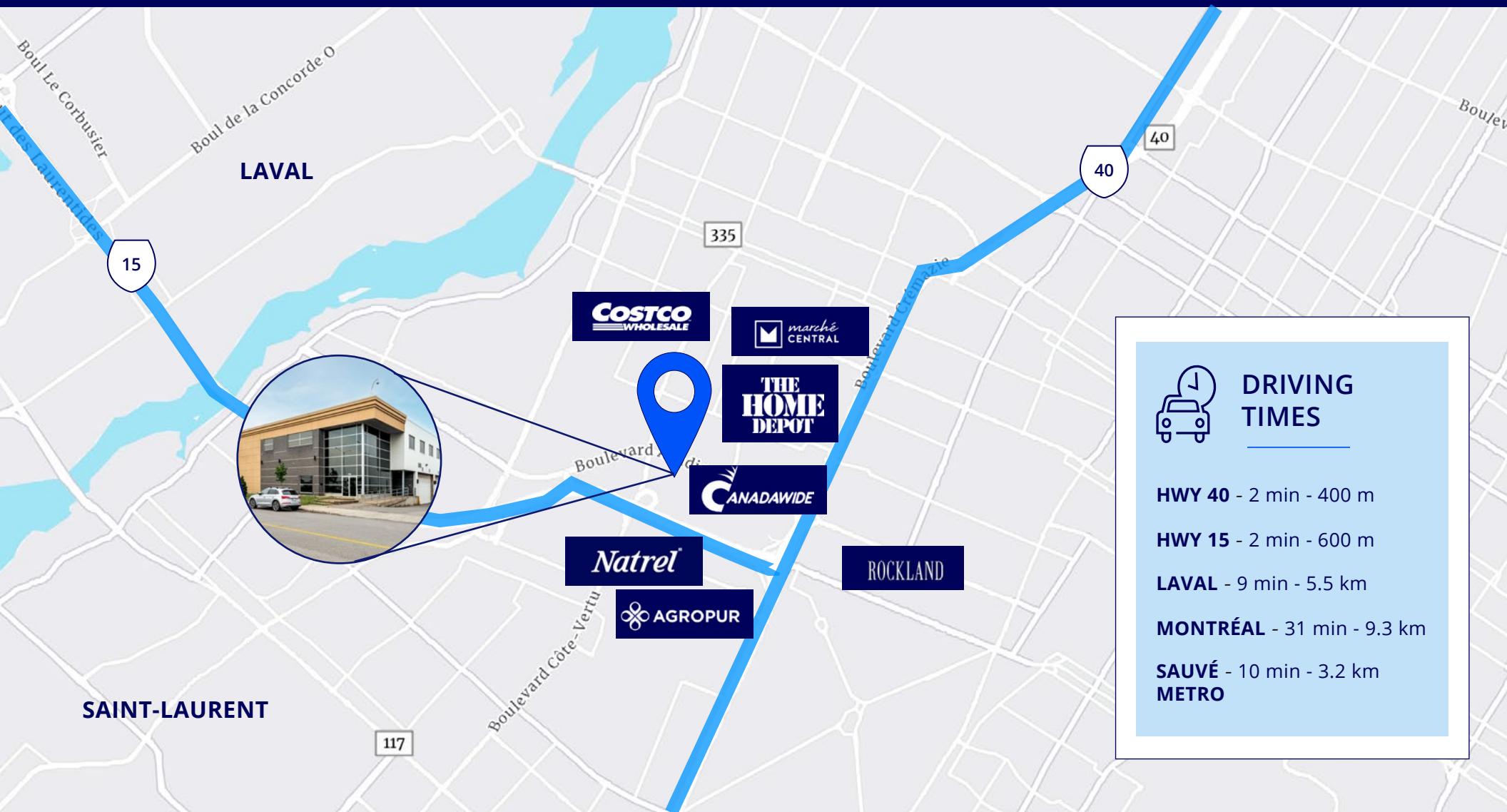
\$130,625

Average income



± 130 000 (cars)

Annual average daily traffic counts





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