

9755/9775 Rue Meilleur

Montréal, Quebec, Canada



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Montreal, QC H2N 2J4



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Borough of Ahuntsic-Cartierville

Ahuntsic-Cartierville is a borough in the City of Montreal, Quebec, Canada. It is comprised of two main neighbourhoods; Ahuntsic, a former village annexed to Montreal in 1910, and Cartierville, a town annexed to Montreal in 1916.

The borough is located in the northern part of Montreal along the banks of the Rivière des Prairies and includes some islands in the river such as Île aux Chats, Île Perry, and Île de la Visitation. It is bounded to the east by Montréal-Nord, to the southeast by the borough of Villeray–Saint-Michel–Parc-Extension, to the southwest by the borough of Saint-Laurent, and to the west by the borough of Pierrefonds-Roxboro.

As of 2016, the borough has a population of 134,245 over an area of 23 square kilometers.

The Collège de Bois-de-Boulogne and the Collège Ahuntsic are located in Ahuntsic-Cartierville. The borough has three libraries of the Montreal Public Libraries Network: Ahuntsic (adults and children), Cartierville (adults and children) and De Salaberry (children's only).

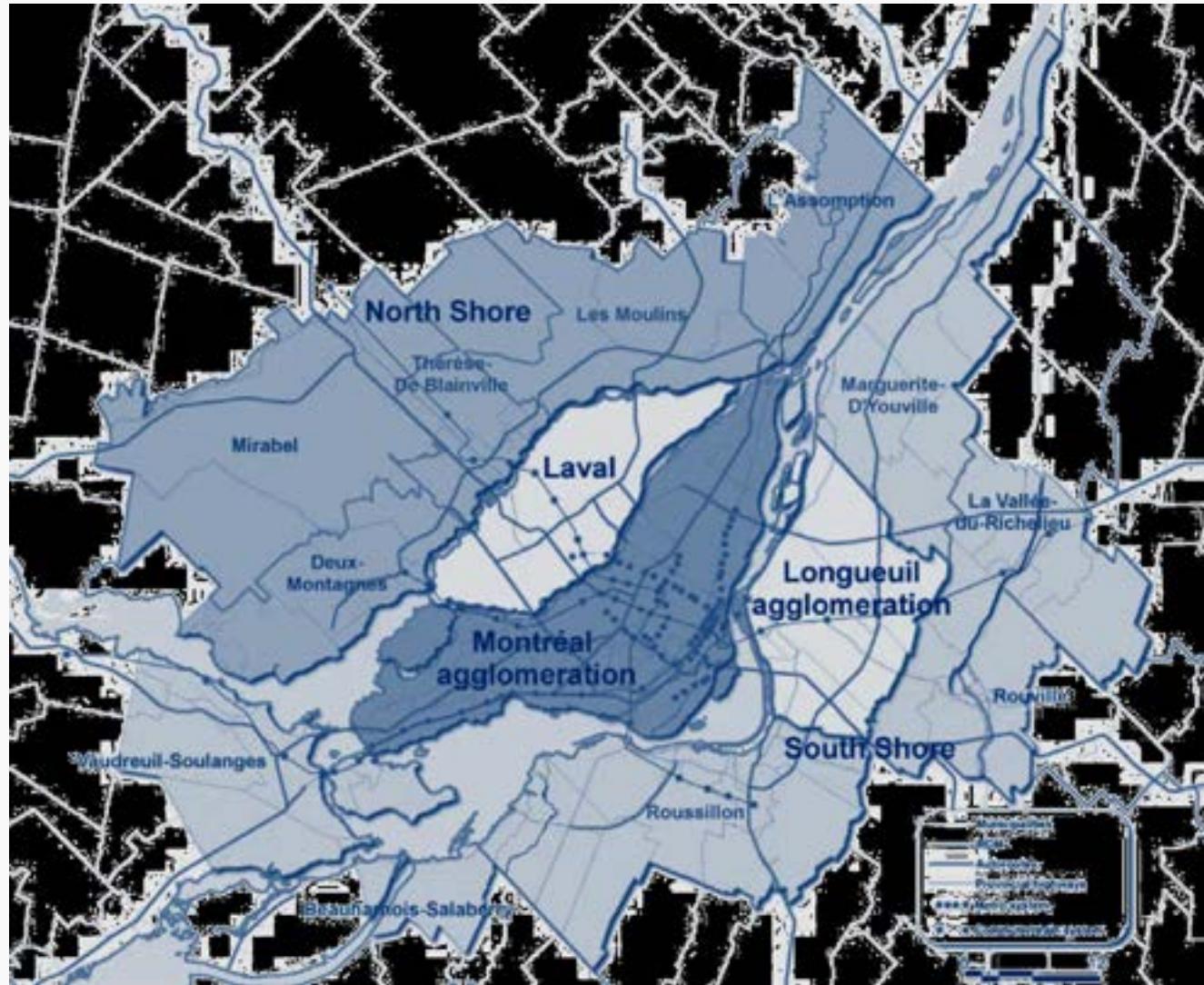
Ahuntsic-Cartierville is served by three Metro stations on the north-eastern part of the Montreal Metro's Orange Line which runs underneath Berri Street. They are the Henri-Bourassa station located on Henri Bourassa Boulevard, Sauvé station located on Sauvé Street, and Crémazie station located on Crémazie Boulevard. The borough is also served by five commuter rail stations of the Agence métropolitaine de transport; Sauvé, Chabanel, Ahuntsic, Bois-de-Boulogne, and Du Ruisseau.

The property is in the Cité de la Mode's (fashion district) Zone 5 sector. It is located on the east side of Meilleur between Port Royal and Sauvé within a short walking distance to the Chabanel train station and Marché Central. The Cité de la Mode industrial loft market is a secondary micro-market to Montreal's main industrial zone. The cluster, Cité de la Mode/Marché Central, that was formerly referred to as the Chabanel needle trade district, is bounded by Autoroute 15 to the west, St. Laurent Boulevard to the east, Autoroute 40 to the south and Sauvé Street to the north.

This area remains the third largest employment center in the greater Montreal area, after the downtown area and the industrial area of St . Laurent. As the garment industry eroded, other industries such as banking, new start-ups, computer tech companies, electronic arts and insurance companies just to name a few, began taking up the vacated space. The Cité de la Mode offers trendy loft spaces at rental rates much cheaper than those found in the downtown core attracting companies seeking inexpensive, easily accessible space close to large labour pools.



Island of Montreal & Suburbs



Building Description

The property is composed of two adjoined two-storey, industrial buildings (9755 and 9775 Meilleur Street).

The building located at 9755 Meilleur Street is a concrete structure with typical column grid 25 ft x 28 ft.

The building located at 9775 Meilleur Street is a steel structure with concrete slab with typical column grid 20 ft x 25 ft.

There are two drive-in shipping and receiving docks that can accommodate semitrailers with 53' trailers. In addition there are two drive-in garage doors on the north side of the building at 9775 Meilleur Street.

The main electrical entrance is comprised of 400 Amps / 575 Volts. The building is equipped with gas-fired and some electric suspended space heaters. The building is equipped with sprinkler system, emergency exits and fire extinguishers where needed.

Civic Address: 9755-9775 Meilleur Street, Montreal, QC

Legal Designation: Lot #1 488 844, Cadastre of Quebec.

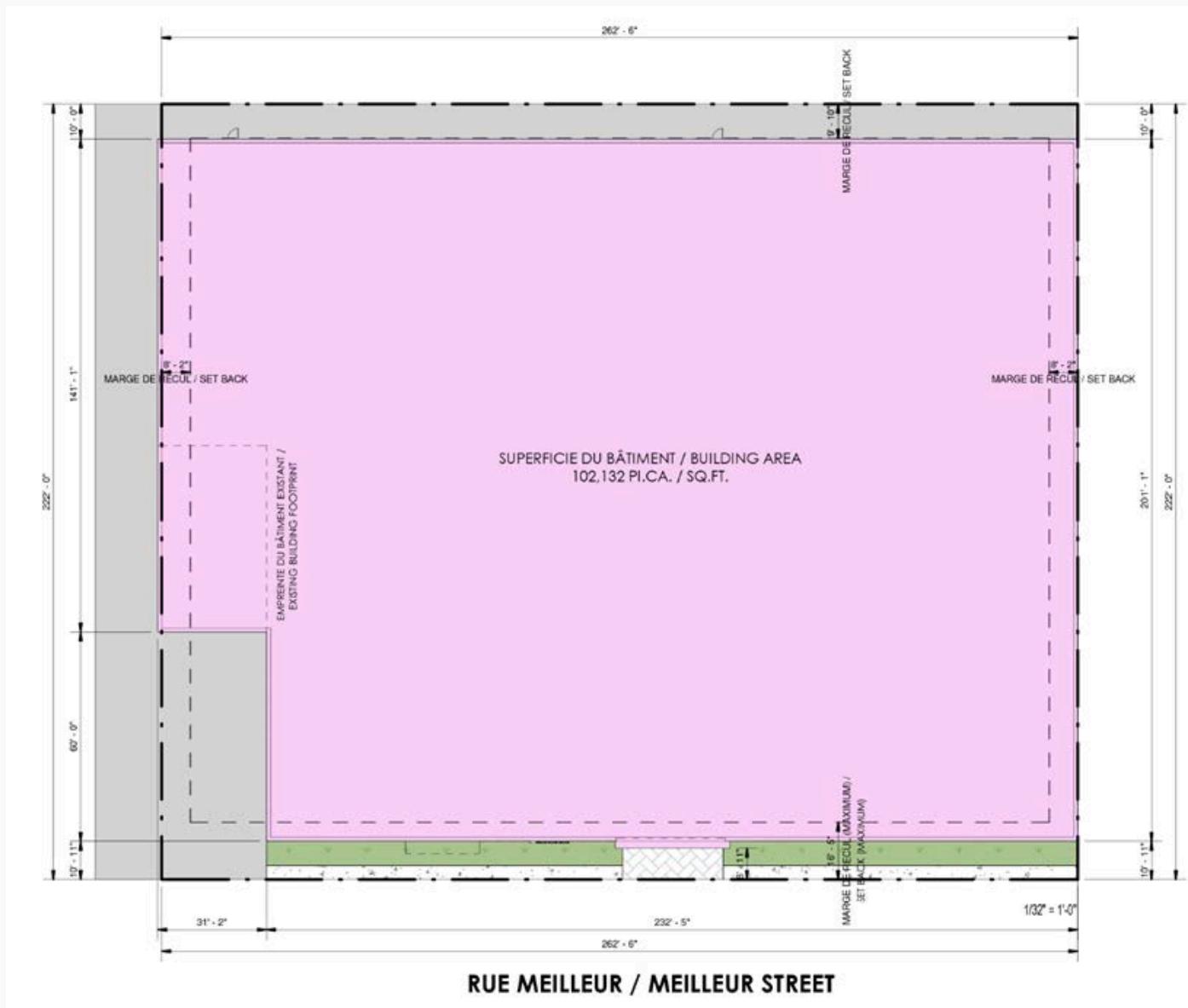
Public Services: All the usual services are installed and operational (water, sewage, telephone, electricity, gas, etc.).



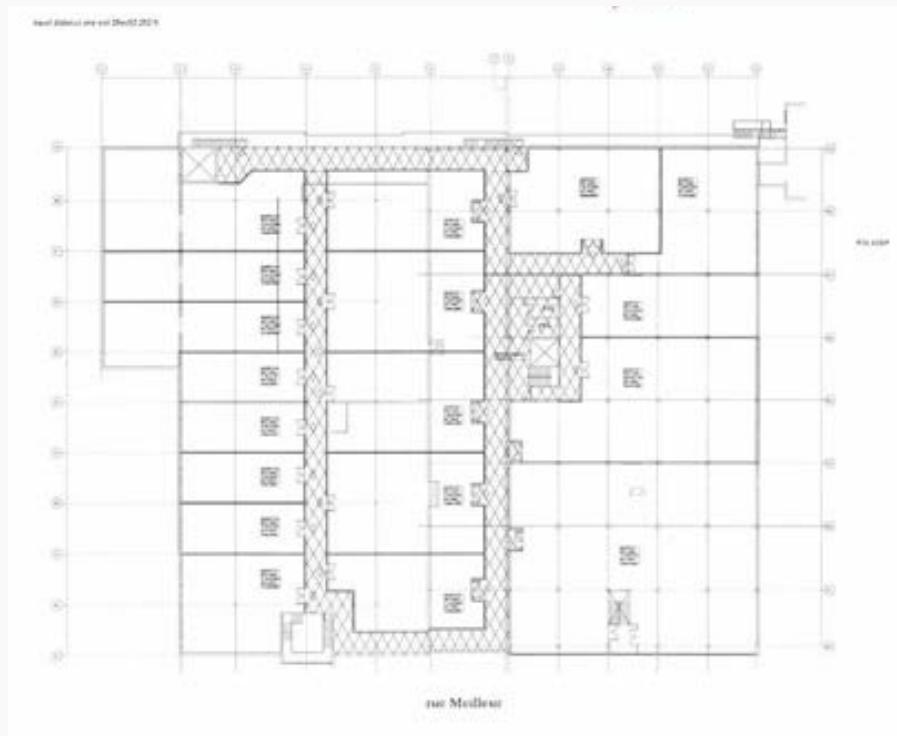
Building Description

	Ceiling Heights
	<u>Floor to ceiling deck</u>
<u>South building - Ground floor</u>	14'3"
<u>South building - Second floor</u>	14'3"
<u>North building - Ground floor</u>	17'2"
<u>North building - Second floor</u>	13'6"
<u>Mid Connection between the South and North buildings – Ground Floor</u>	15'1"
<u>Mid Connection between the South and North buildings – Second Floor</u>	16'4"
<u>Middle Docks Ground Floor</u>	14'4"
<u>Middle Docks Second Floor</u>	16'4"
<u>North Docks Ground Floor</u>	17'0"
<u>North Docks - Second Floor</u>	13'3"
<u>North Building - height under mezzanine</u>	7'11"
<u>Floor of mezzanine to Trusses</u>	

Site Plan

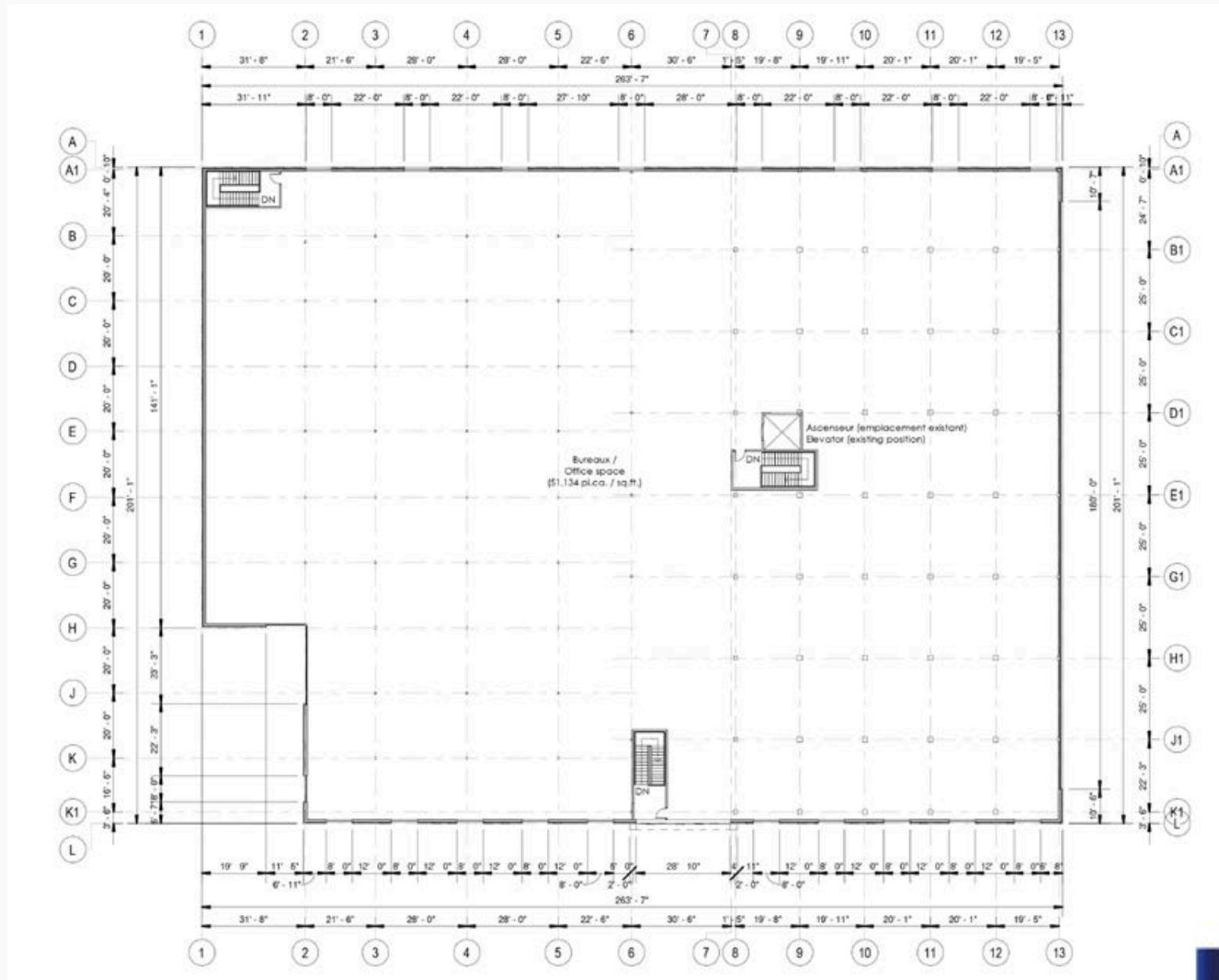


2nd Floor



Ground Floor





Zoning

GRILLE DE ZONAGE		Arrondissement d'Ahuntsic-Cartierville		ZONE	1293
USAGES					
CHARGE ANNUELLE : A.A.					
CATÉGORIES D'USAGES AUTORISÉS					
HABITATION					
1. Logement	H.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Logements	H.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Logements	H.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Logements	H.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4 à 10 logements	H.5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4 à 10 logements	H.6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 à 12 logements	H.8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 à 20 logements	H.12.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 logements et plus	H.21.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMERCE					
Point de vente résidentiel	C.1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Point de vente résidentiel aux entreprises	C.1.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Point de vente commerciale	C.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marché public	C.5.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Point de vente automoteur	C.5.10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moyenne intensité commerciale	C.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haute intensité commerciale	C.9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Postes et agences officielles	C.9.01	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commerce local	C.9.02	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commerce de gros et d'importation	C.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INDUSTRIE					
Industrie avec ou sans ouvriers	I.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrie avec ou sans ouvriers	I.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrie avec ouvriers	I.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrie lourde	I.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrie d'importation difficile	I.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrie de récupération à l'importation	I.5.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrie de récupération à l'exportation	I.5.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EQUIPEMENTS COLLECTIFS ET INSTITUTIONNELS					
Point de vente à proximité	E.1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
École maternelle	E.1.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Point scolaire secondaire	E.1.30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Collège	E.1.40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre social communautaire	E.2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre social d'insertion	E.2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre culturel ou associatif	E.4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bibliothèque, musée de la culture	E.4.12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Éducation collégiale, universitaire	E.4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Musée, 2e.00 de recherche	E.4.14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture, loisirs, divertissement	E.4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre d'apprentissage	E.4.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hôtel, 2.00	E.4.17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre d'assainissement	E.4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de police et de sécurité	E.4.19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre d'assistance aux personnes	E.4.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre d'assainissement	E.4.21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de recherche et de recherche appliquée	E.4.22	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre d'assainissement	E.4.23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
USAGES SPÉCIFIQUES ÉGALEMENT AUTORISÉS					
COMMERCE					
Point d'achats multiples	S.1.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Point d'achats multiples (plus de 200 m ²)	S.1.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant	S.1.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services personnels et domestiques	S.1.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EQUIPEMENTS COLLECTIFS ET INSTITUTIONNELS					
Point de vente, proximité	S.4.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
École	S.4.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre communautaire et résidentiel	S.4.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de services	S.4.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre d'enseignement supérieur	S.4.5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Activité communautaire et socioculturelle	S.4.10.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
École	S.4.11.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.12.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de la culture	S.4.13.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de la culture	S.4.14.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.15.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.16.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.17.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.18.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.19.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.20.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.21.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.22.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centre de culture	S.4.23.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
USAGES SPÉCIFIQUES AUTORISÉS EN PARTICULIER					
USAGES SPÉCIFIQUES DIFFÉRENTS EN PARTICULIER					
AUTRES DISPOSITIONS PARTICULIÈRES					
L'usage bureau est autorisé dans un bâtiment existant à certaines conditions (voir article 295).					
GRILLE DE ZONAGE					
Arrondissement d'Ahuntsic-Cartierville					
ZONE					
1293					
IMPLANTATION ET DIMENSIONNEMENT					
DIMENSIONS					
Nombre d'étages minimal / maximal		/			
Hauteur en hauteur minimal / maximale	7	/	21	m.	
DISPOSITIF					
Hauteur minimal / maximal		/			
IMPLANTATION					
Hauteur d'implantation minimal / maximal	50	/	100	m.	%
Modèle d'implantation	U.C.				
Largeur avant minimale / maximale	3	/	3	m.	
Largeur arrière minimale	3	m.			
Largeur latérale minimale	2,5	m.			
Largeur avant à évaluer en PIA					
PROTECTION DU PATRIMOINE ET PIA					
SECTEURS PATRIMONIAUX					
Nombre	Identifiant	Caract.	nom du secteur		
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Highlights

Type of Building: Two-storey steel-frame and concrete industrial buildings

Gross Building Area: 96,538 square feet

Foundations: Reinforced concrete

Frame: Steel

Floor Structure: Poured concrete over metal decking

2 entries, 400 amps, 600 volts

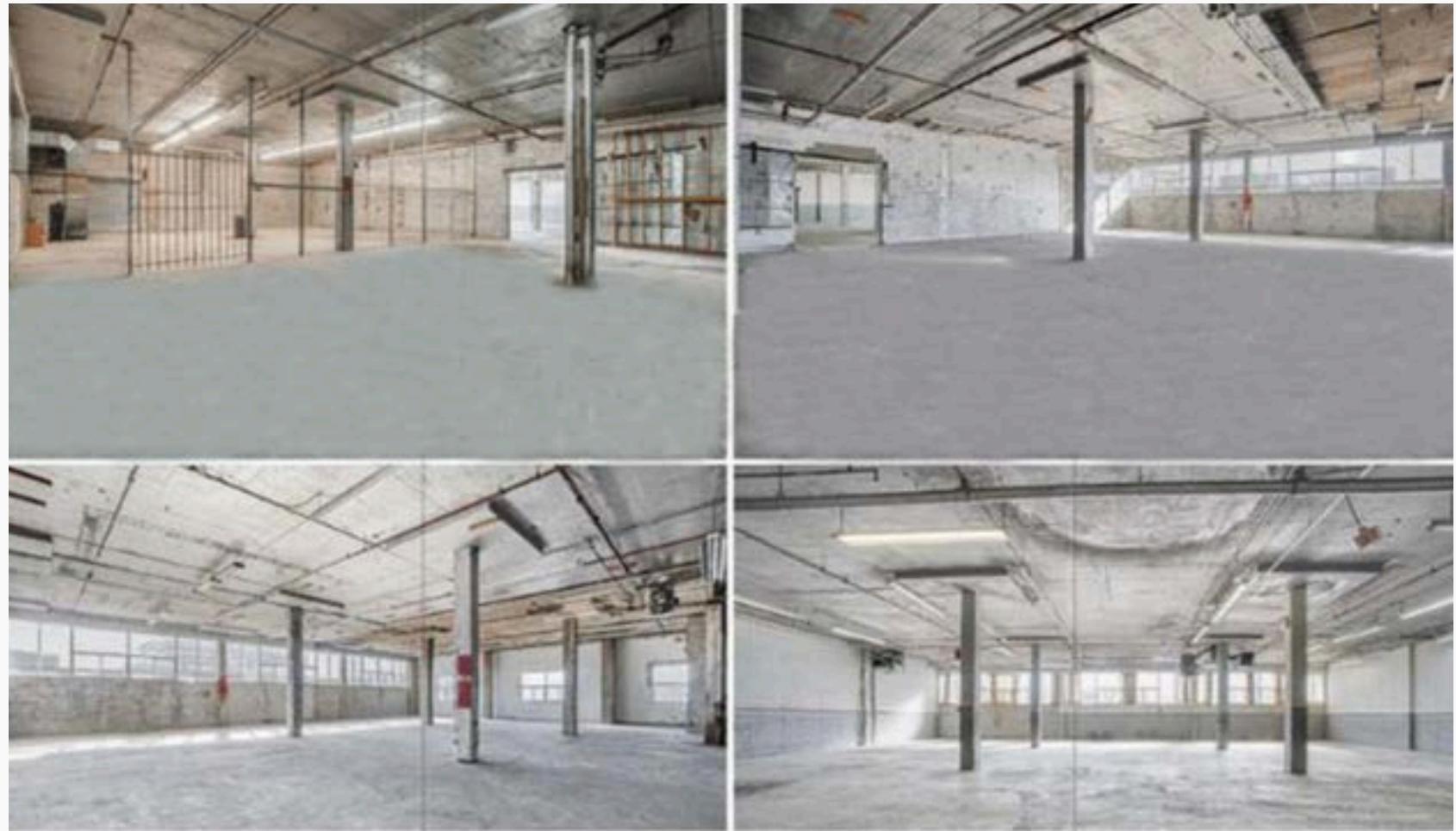
Permit use: Industrial - I.1A, I.2A, I.4A

Commercial - C.6(2)A, C.7A

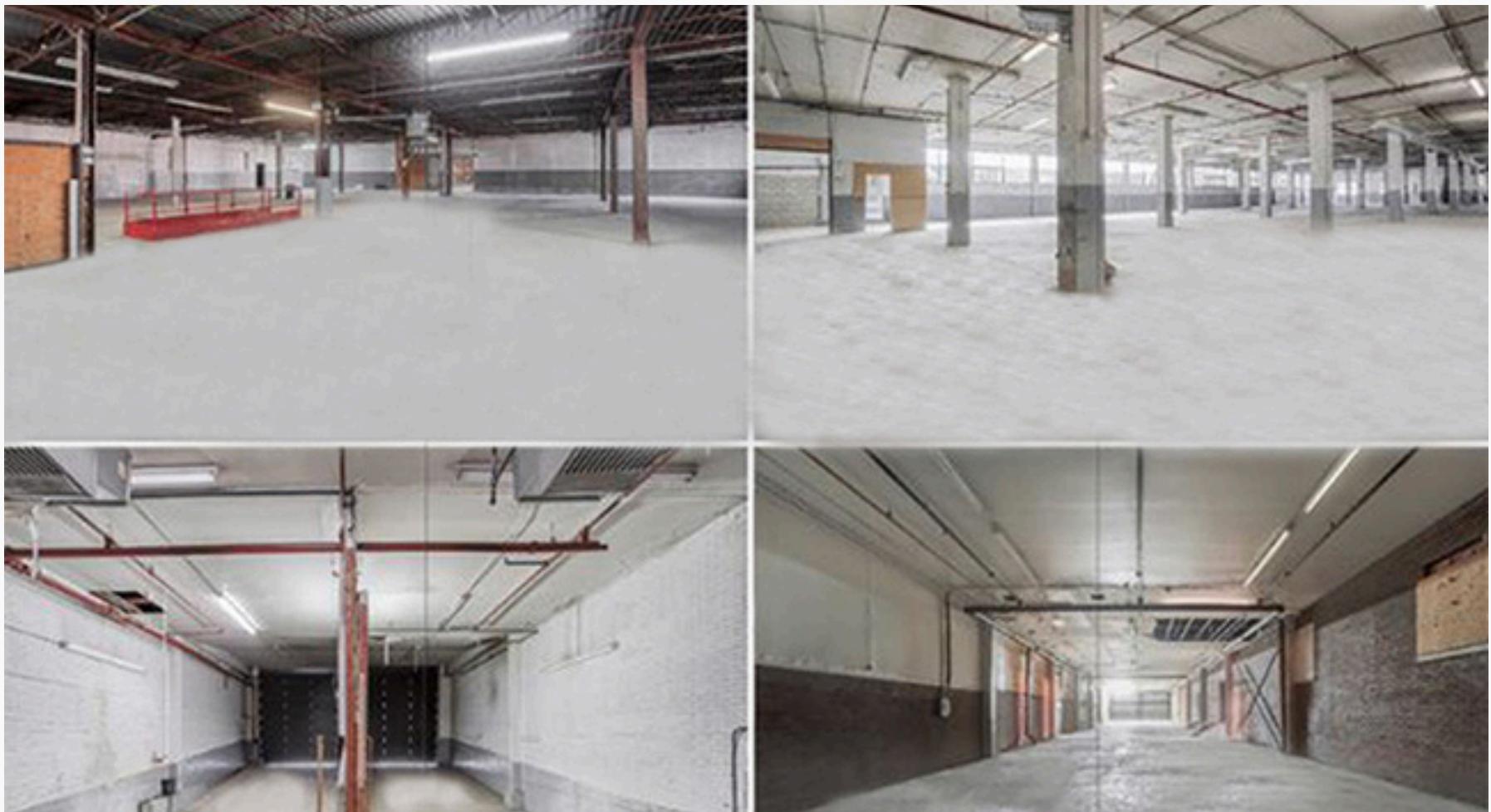
Walk Score: 80, most errands can be accomplished on foot



Interior Photos



Continued



Thank you for your interest!



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