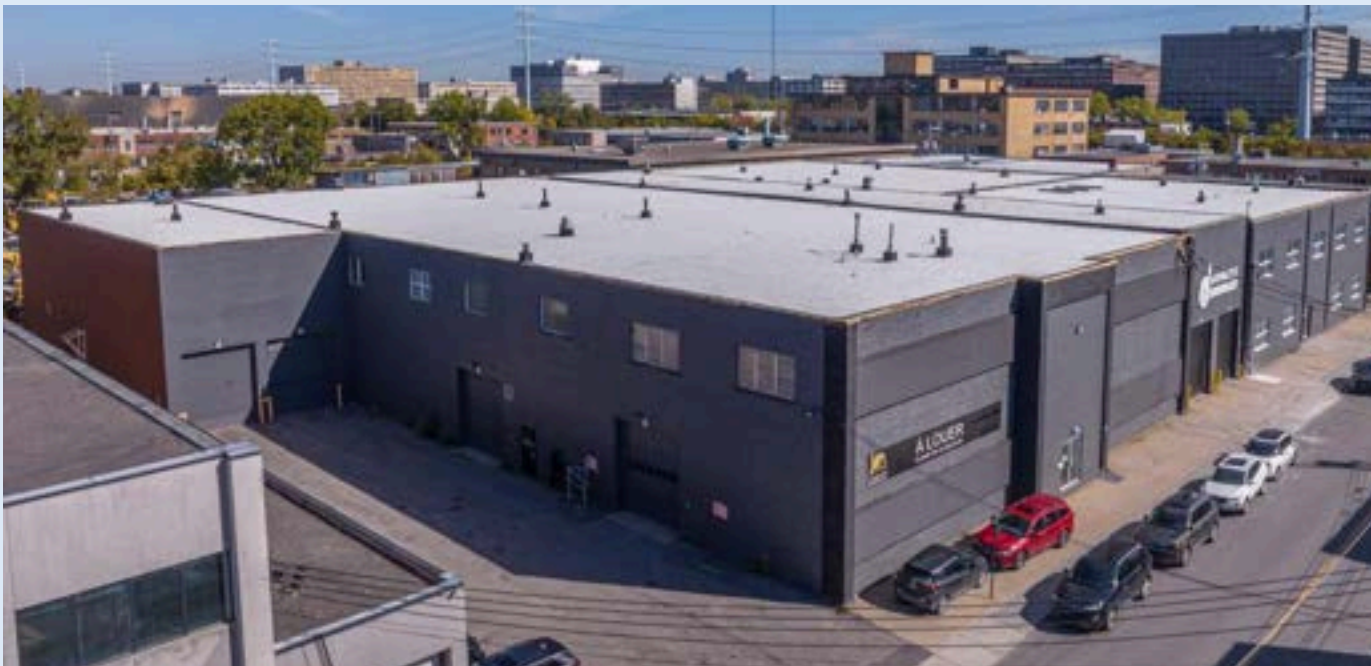


9755/9775 Rue Meilleur

Montréal, Quebec, Canada



433 Chabanel O, Suite 300
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).



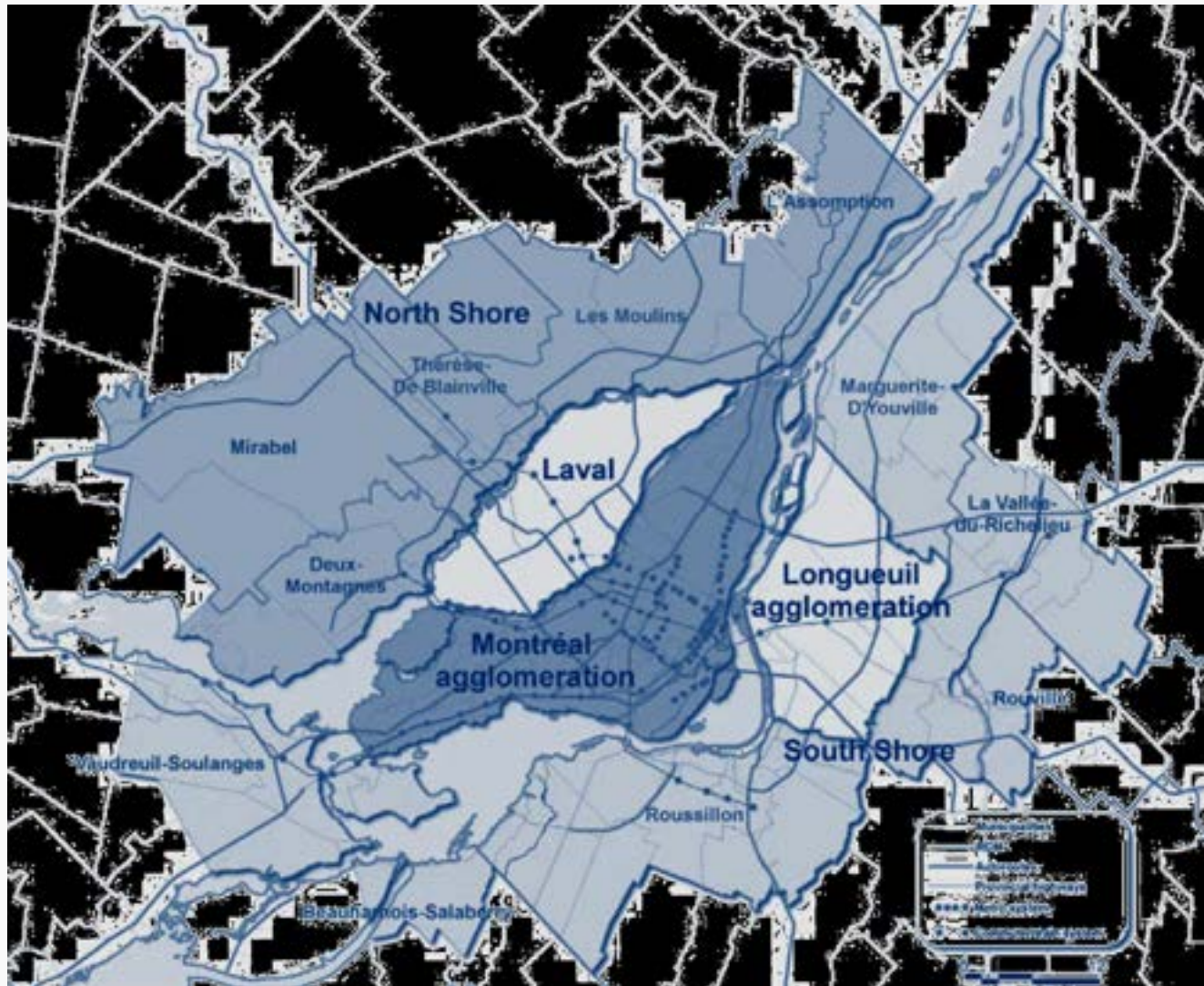
Ahuntsic-Cartierville is served by three Metro stations on the north-eastern part of the Montreal Metro's Orange Line which runs underneath Berri Street. They are the Henri-Bourassa station located on Henri Bourassa Boulevard, Sauvé station located on Sauvé Street, and Crémazie station located on Crémazie 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.).

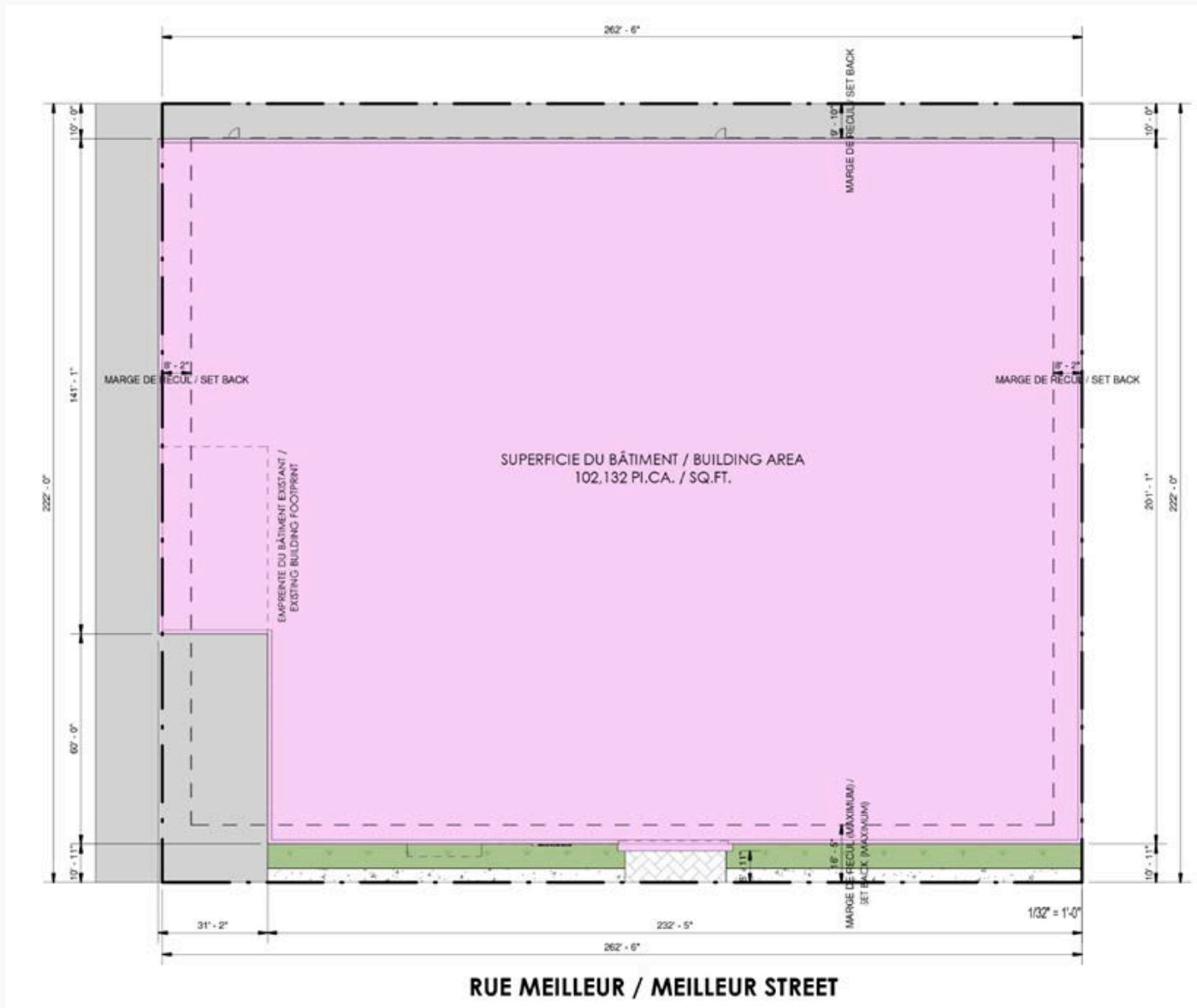


Building Description

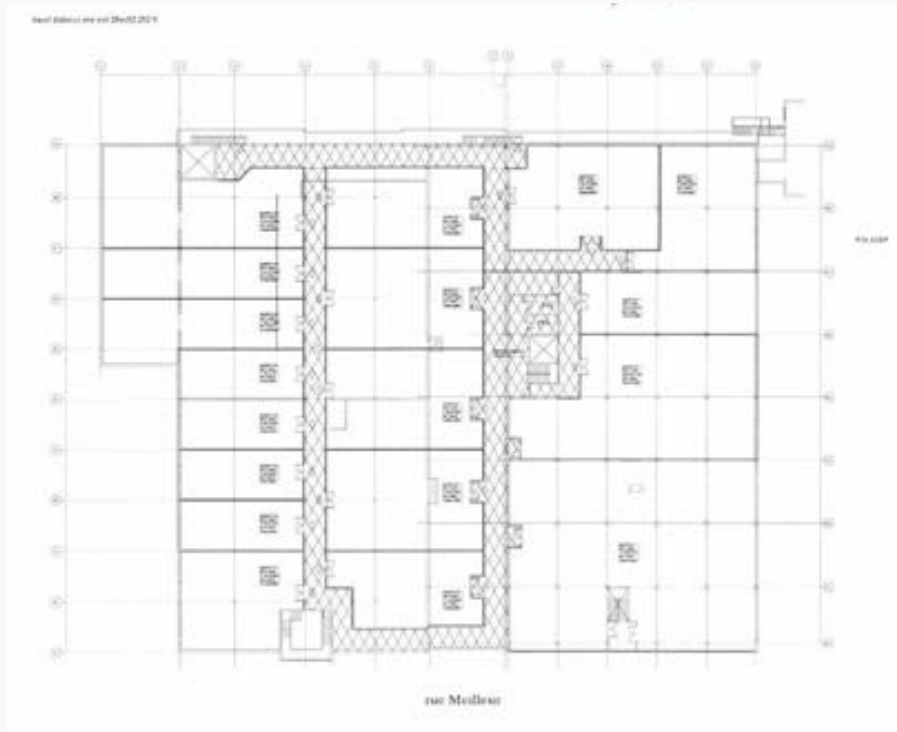
	Ceiling Heights Floor to ceiling deck
<u>South building - Ground floor</u>	14'3"
<u>South building - Second floor</u>	14'3"
<u>North building 1 - Ground floor</u>	17'2"
<u>North building - Second floor</u>	13'6"
<u>Mid Connection between the South and North buildings – Ground Floor</u>	15'1"
<u>Mid Connection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



Site Plan

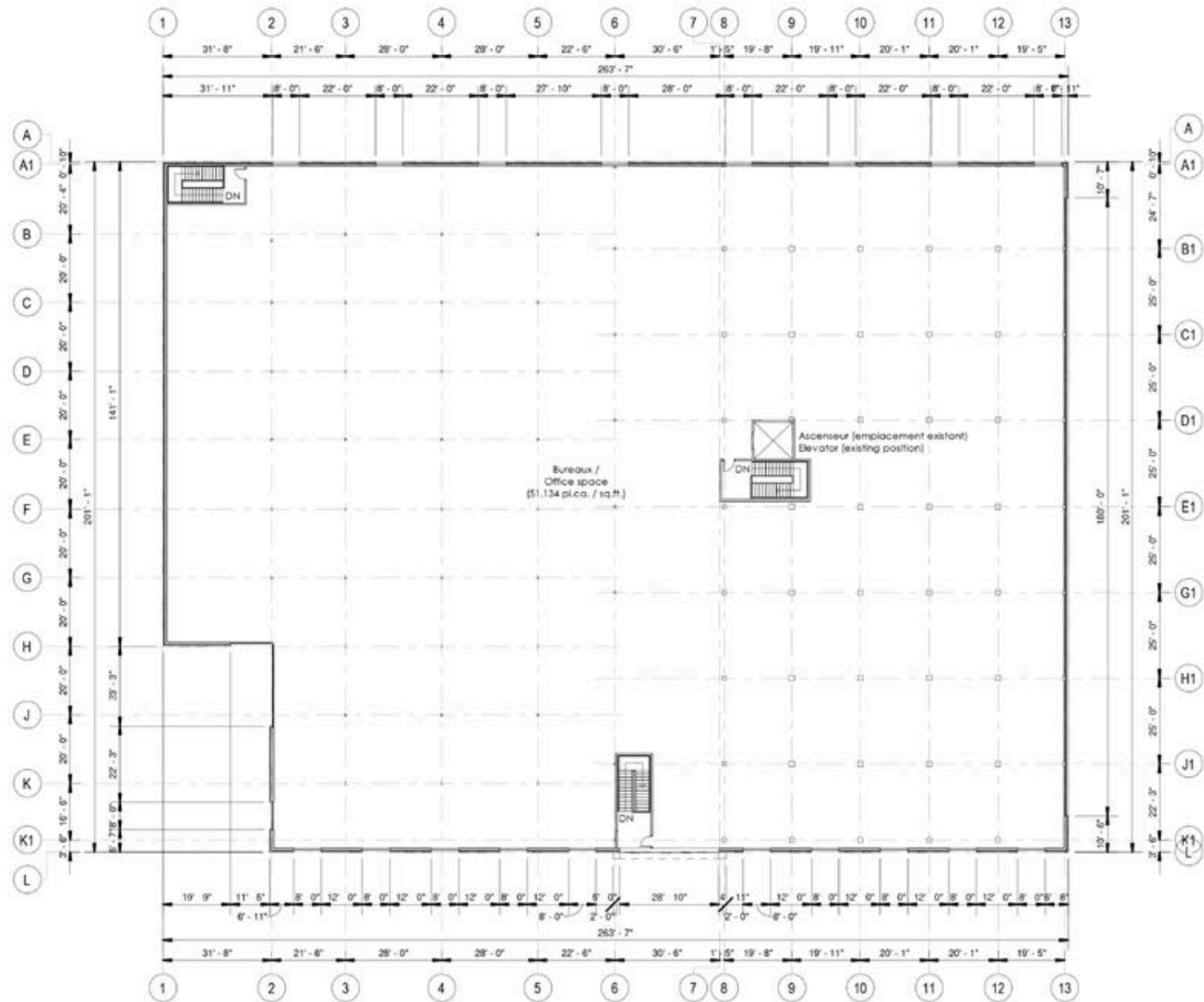


2nd Floor



Ground Floor





Zoning

GRILLE DE ZONAGE		Arrondissement d'Ahtuhsic-Cartierville		ZONE	1293				
USAGES									
Usage principal		1. A1							
CATÉGORIES D'USAGES AUTORISÉS									
HABITATION									
1. Logements	M.1								
2. Logements	M.2								
3. Logements	M.3								
4. Logements	M.4								
5 à 8. Logements	M.5								
9 à 12. Logements	M.6								
13 à 24. Logements	M.7								
25. Logements et plus	M.8								
COMMERCES									
Assortir en secteur résidentiel	C.1(1)								
Assortir en secteur des entreprises	C.1(2)								
Épicerie, épicerie commerciale	C.2								
Marché public	C.3(1)								
Pôle de bureau autorisé	C.3(2)								
Maison, restaurant, commerciale	C.4								
Pôle commerciale	C.5								
Commerces d'importation officielle	C.6(1)								
Commerces locaux	C.6(2)								
Commerces de gros et d'exportation	C.7								
INDUSTRIE									
Industrie, petite et moyenne	I.1								
Industrie, petite et moyenne, résidentiel	I.2								
Industrie, petite et moyenne	I.3								
Industrie, petite	I.4								
Industrie d'importation officielle	I.5								
Industrie de fabrication à l'échelle	I.6(1)								
Industrie de fabrication à l'échelle	I.6(2)								
ÉQUIPEMENTS COLLECTIFS ET INSTITUTIONNELS									
Parc, jardin, arboriculture	E.1(1)								
Arboriculture	E.1(2)								
Parc, jardin, arboriculture	E.1(3)								
Compteur	E.1(4)								
Arrière, piscine, communautaire	E.2(1)								
Marché, parc d'attractions	E.2(2)								
Arrière, piscine, communautaire	E.3(1)								
Équipement, maison de la culture	E.3(2)								
Équipement, maison, université	E.3(3)								
Musée, salle de spectacle	E.4(1)								
Pôle de culture, théâtre, municipal	E.4(2)								
Centre d'apprentissage	E.5(1)								
École, centre	E.5(2)								
Centre, centre communautaire	E.6(1)								
Pôle de police et de sécurité	E.6(2)								
Transportation de sécurité	E.6(3)								
Infrastructures publiques	E.7(1)								
Salle, théâtre	E.7(2)								
Parc	E.7(3)								
Infrastructures de traitement	E.7(4)								
USAGES SPÉCIFIQUES ÉGALEMENT AUTORISÉS									
COMMERCES									
Centre d'activités sportives	S.1								
Centre, centre des arts	S.2								
Centre, centre	S.3								
Services personnels et domestiques	S.4								
ÉQUIPEMENTS COLLECTIFS ET INSTITUTIONNELS									
Parc, jardin, arboriculture	S.5								
Arrière, piscine	S.6								
Arrière, piscine, communautaire	S.7								
Arrière, piscine	S.8								
Centre d'apprentissage spécialisé	S.9								
Arrière, communautaire et communautaire	S.10								
Arrière, centre	S.11								
Arrière de la culture	S.12								
Musée	S.13								
Pôle de culture	S.14								
Arrière, municipal	S.15								
Pôle de police (de quartier)	S.16								
Pôle de police	S.17								
Centre, centre	S.18								
Centre, centre	S.19								
Centre, centre	S.20								
Centre, centre	S.21								
Centre de culture et de culture de service	S.22								
Centre de culture, centre	S.23								
USAGES SPÉCIFIQUES AUTORISÉS EN PARTICULIER									
USAGES SPÉCIFIQUES INTERDITS 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'Ahautsi-Cartierville		ZONE	1293
IMPLANTATION ET DIMENSIONNEMENT					
DIMENSIONS					
Nombre d'étages minimal / maximal :		/	/		
Hauteur en mètres minimale / maximale :		7	21	m.	
DENSITÉ					
COS minimal / maximal :		/	8		
IMPLANTATION					
Taux d'implantation minimal / maximal :		50	100	%	
Model(s) d'implantation :		U.C.			
Marge avant minimale / maximale :		0	5	m.	
Marge arrière minimale :		3	m.		
Marge latérale minimale :		2.5	m.		
Marge avant à évoluer en PSA :		<input type="checkbox"/>			
MARGES SPÉCIFIQUES					
AUTRES DISPOSITIONS PARTICULIÈRES					
PROTECTION DU PATRIMOINE ET PSA					
SECTEURS PATRIMONIAUX					
Secteur significatif soumis à normes	Identifiant	Caract.	Nom du secteur		
Secteur significatif soumis à critères					
Bios et environnement					
Valeur patrimoniale à caractère institutionnel					
Site d'intérêt significatif					
Site du patrimoine :	<input type="checkbox"/>	<input type="checkbox"/>			
SECTEURS DE PSA					
Numéro	Partie	Nom du secteur		CSP (PSA)	
BÂTIMENTS PATRIMONIAUX					
Nom	Type de bâtiment	Adresse			
NOTES CONCERNANT LA PROTECTION PATRIMONIALE					

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

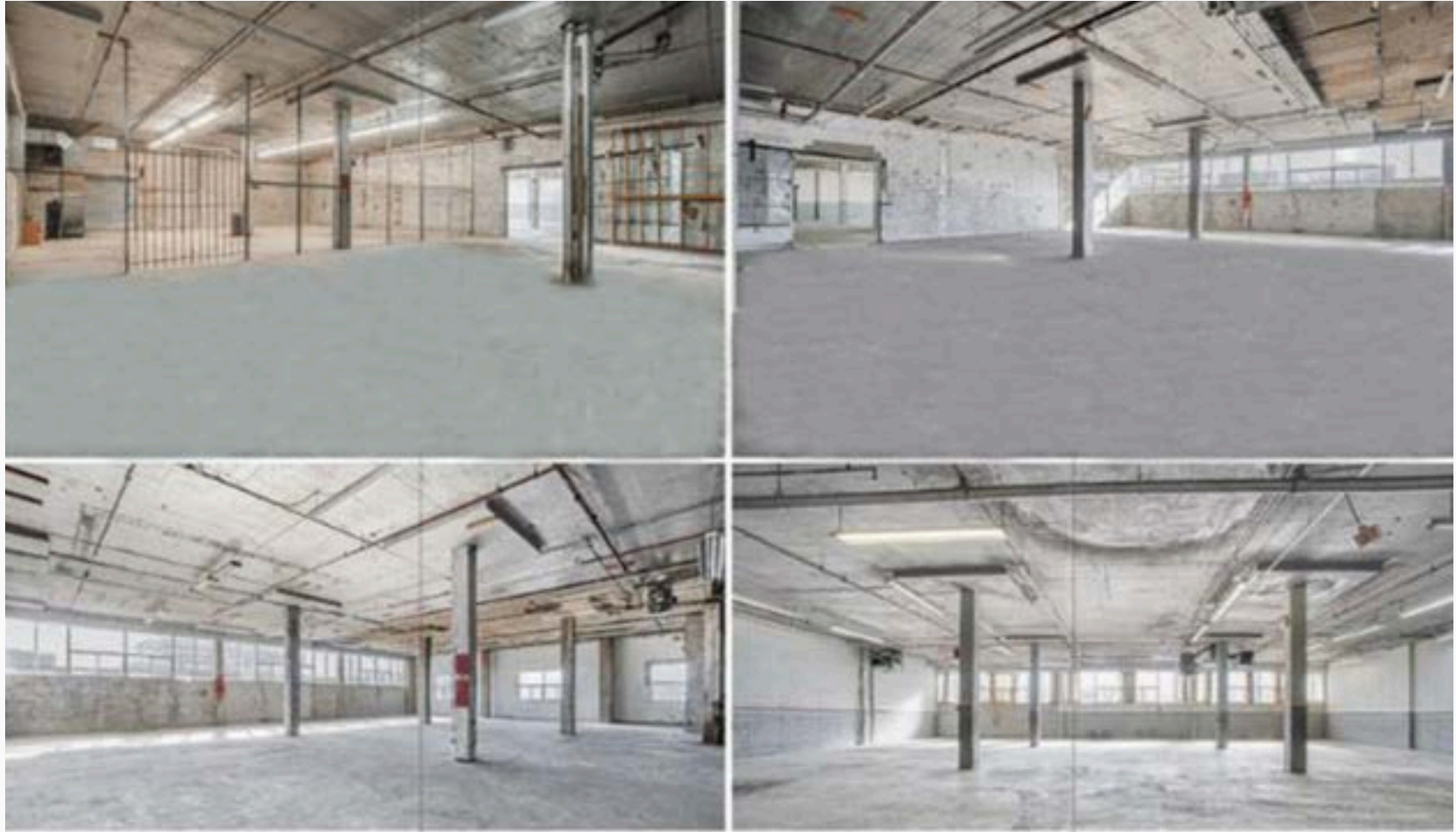
Permit use: Industrial - I.1A, I.2A, I.4A

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

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



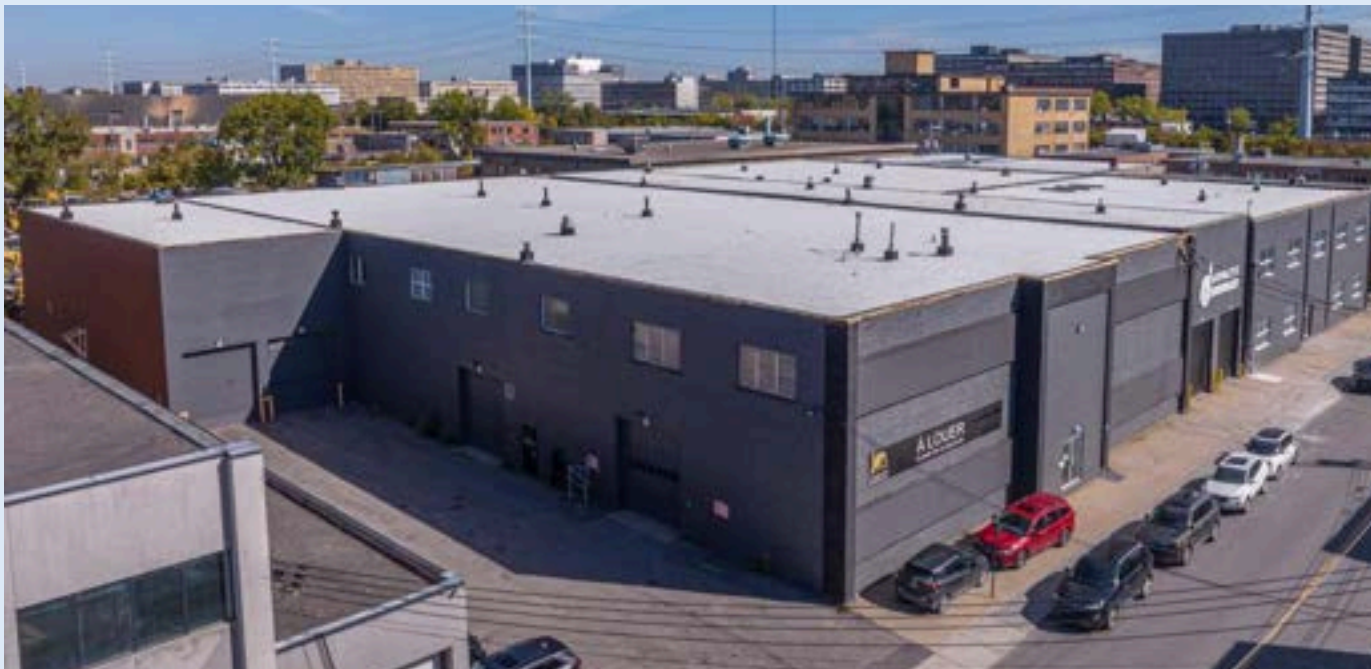
Interior Photos



Continued



Thank you for your interest!



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