

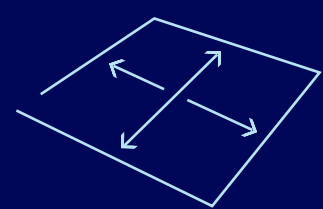
FOR SALE

Montreal Industrial Building with Possibility of Sale-and-Leaseback and/or Residential Redevelopment

2660 Mullins Street – Montreal, QC



Turnkey investment opportunity



84,783 SF building & ± 40,000 SF fenced yard



Access to hways. 15, 20, 10 & Charlevoix metro



AAA location close to downtown



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Colliers

Executive Summary

Introduction

Colliers (the "Agent") has been retained by the Vendor as the exclusive agent to arrange for the offering and sale of an approximately 84,783 SF industrial building, municipally described as 2660 Mullins Street, Montreal, QC ("the Property").

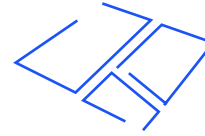
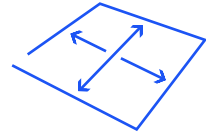
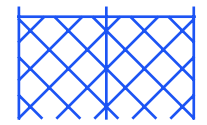

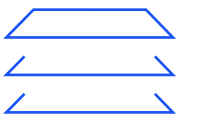

Investment Overview

This unique urban industrial Property, strategically located near Highways 15, 20 and 10 and only 5 minutes' walk to Charlevoix metro station in the Montreal borough of Pointe-Saint-Charles, offers truly unparalleled accessibility.

The Property Site spans approximately 67,240 SF and is improved with a three-storey industrial building complete with a full basement, totaling 84,783 SF. The Vendor, Le Clan Panneton, is open to enter into a two-year sale-and-leaseback scenario, offering prospective buyers with ample time to analyze the best future use while maintaining stable cash flow.

The property is currently zoned industrial; a potential for residential redevelopment could be explored subject to City approval.

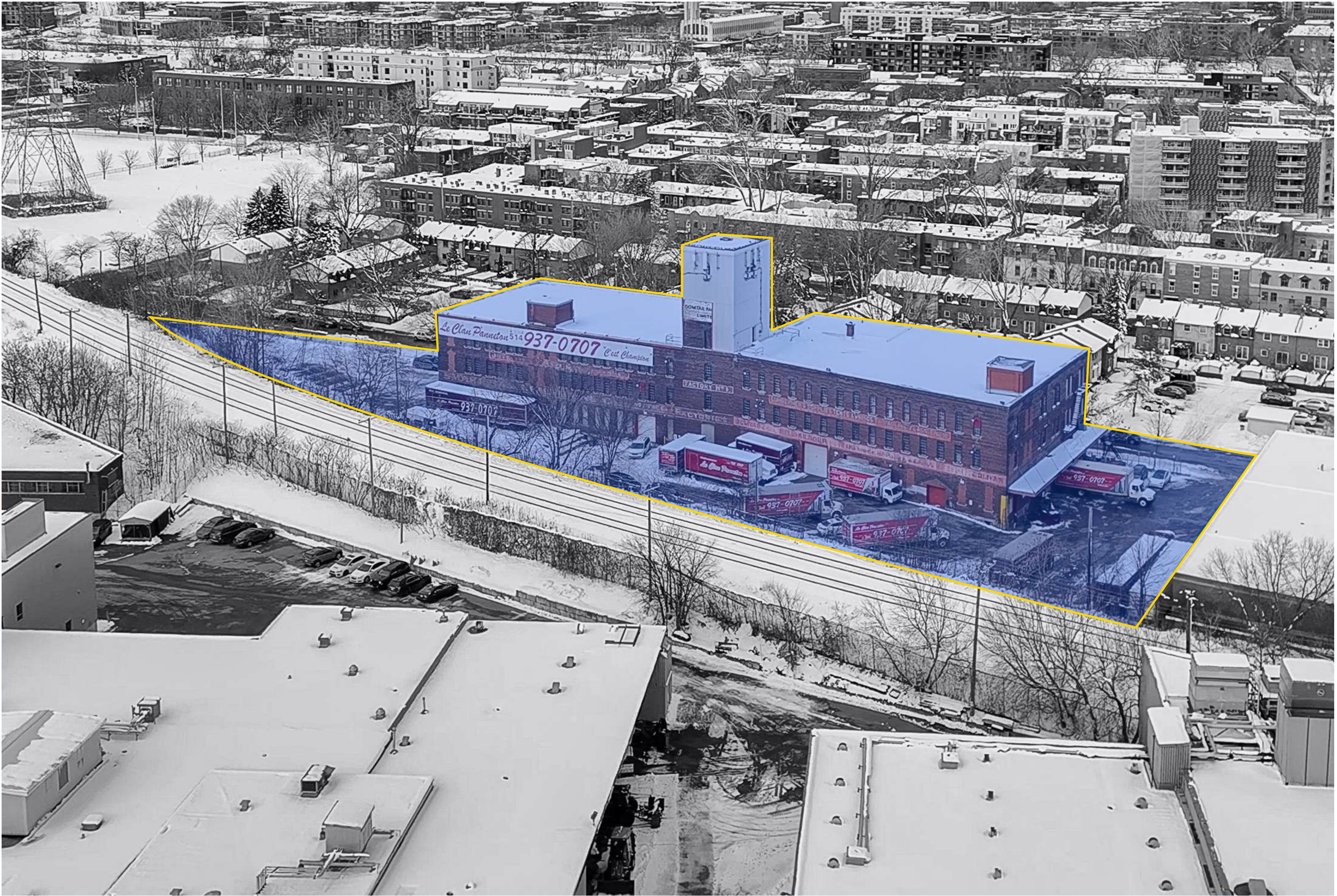
The Opportunity at a Glance

 67,240 SF Lot Size	 84,783 SF Building Area	 ± 40,000 SF Fenced Yard	 5TL / 2DI For Shipping
 3-storey Industrial Building		 Sale-and-Leaseback Potential Redevelopment	



Property Profile

Civic Address	2660-2712 Mullins Street, Montreal, QC
Legal Description	1 380 895
Lot Size	67,240 SF
Zoning	I.2C C.7A
C.O.S.	2.00 Current, 3.00 Potential (as per Master Plan)
Site Coverage	31.9%
Building Area	84,783 SF
# Floors	3 + full basement
Occupancy	Currently owned and fully occupied by Clan Panneton. The Vendor is open to entering a 2-year leaseback to the Purchaser, please refer and request the CIM for more details.

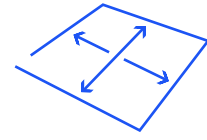


Technical Specifications



Lot Size

67,240 SF



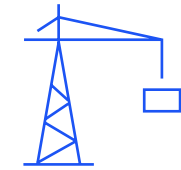
Total Building Area

84,783 SF



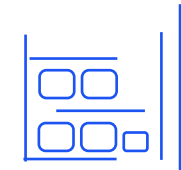
Parking/Yard

± 40,000 SF
fenced and secure



Year Built

1907



Clear Height

Basement: 7'
Ground Flr.: 13'6"
2nd Flr.: 10'3"
3rd Flr.: 10'9"



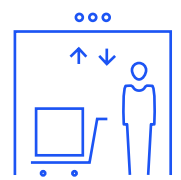
Shipping

2 drive-in doors
5 loading docks



Tenancy

Possibility of a Sale-
and-Leaseback
Scenario
(refer and request the CIM)



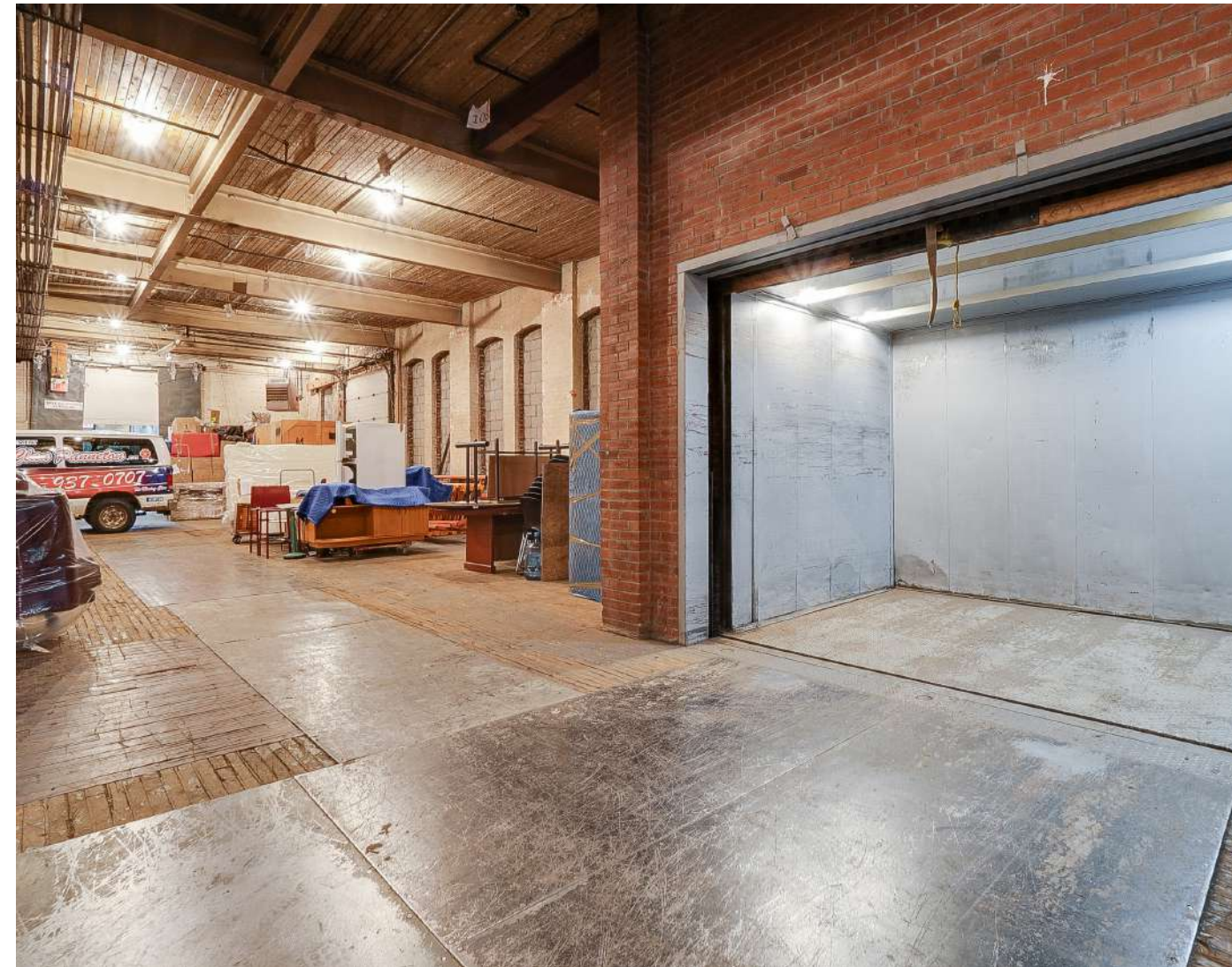
Freight Elevators

1 x (10,000 lbs)
1 x (4,000 lbs)



Sprinklers

Yes





For more information please contact:

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