



± 20,660 s.f.
For sale & lease

89 Morane Street

Laval, Quebec H7M 1R6



Industrial property with exterior storage permitted

- The property has excellent access to Highway 440 & des Laurentides boulevard
- Accessible by public transport via multiple STL bus lines with service to Cartier metro station
- Office space on 2 floors, renovated in 2011
- Exterior storage permitted, fenced-in very secure yard

Contact

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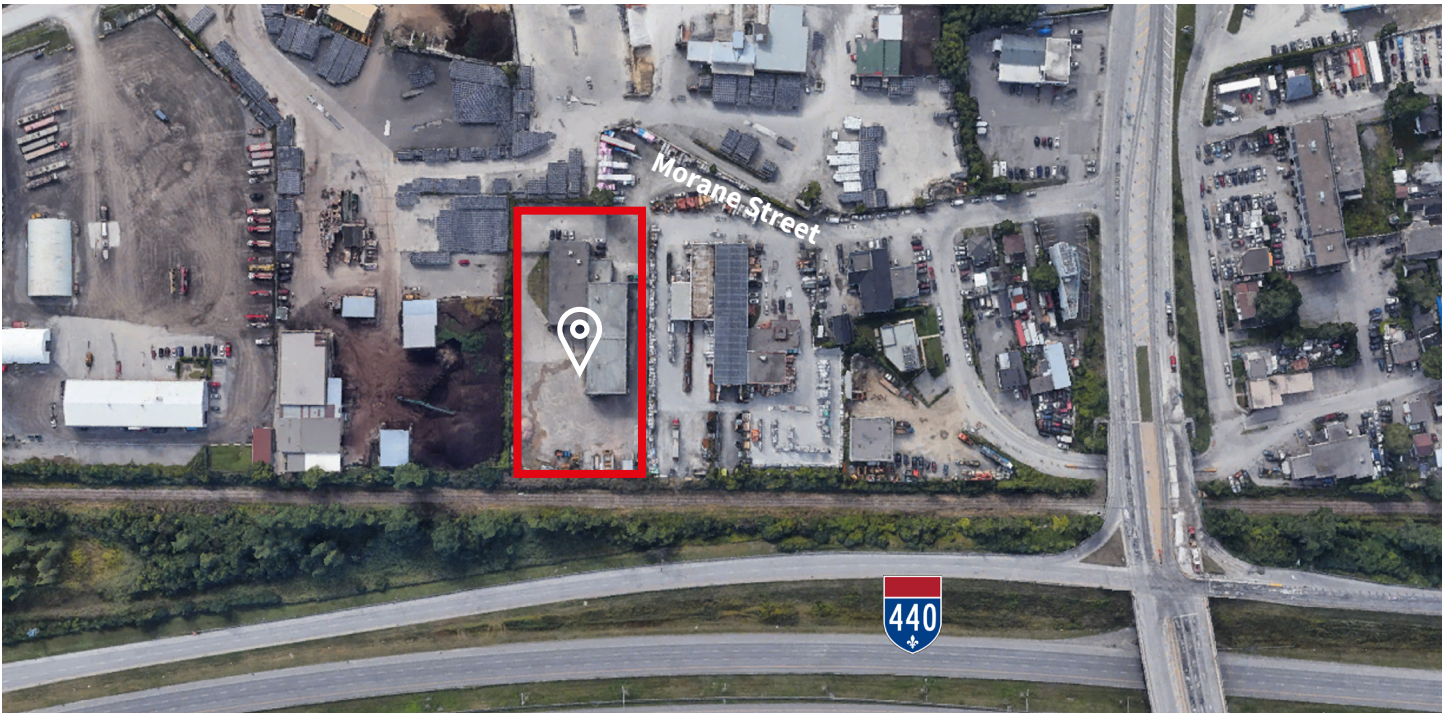
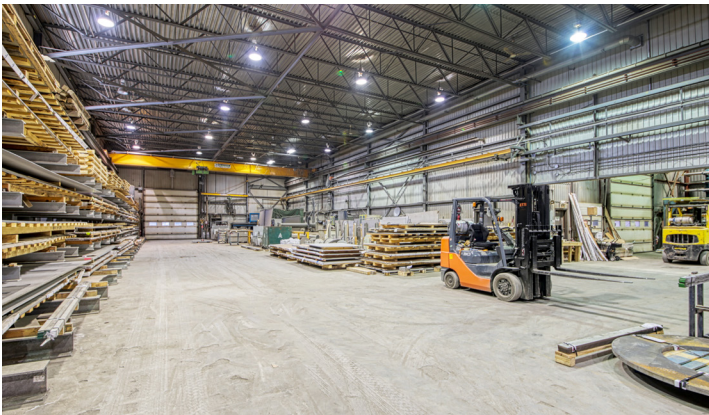
MONTREAL INDUSTRIAL SERVICES GROUP

89 Morane Street


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Property Details




Total available area
20,660 SF

Industrial area
12,600 SF


Office area (on 2 floors)
8,060 SF




Shipping doors
4 Drive-in doors




Column span
56' x 163'




Land area
83,836 SF




Clear height
22' - 23'




Lot Number
1 494 096



Zoning
IA-46



Year built/renovated
1992/2011



Electricity
600 Volts / 400 Amps

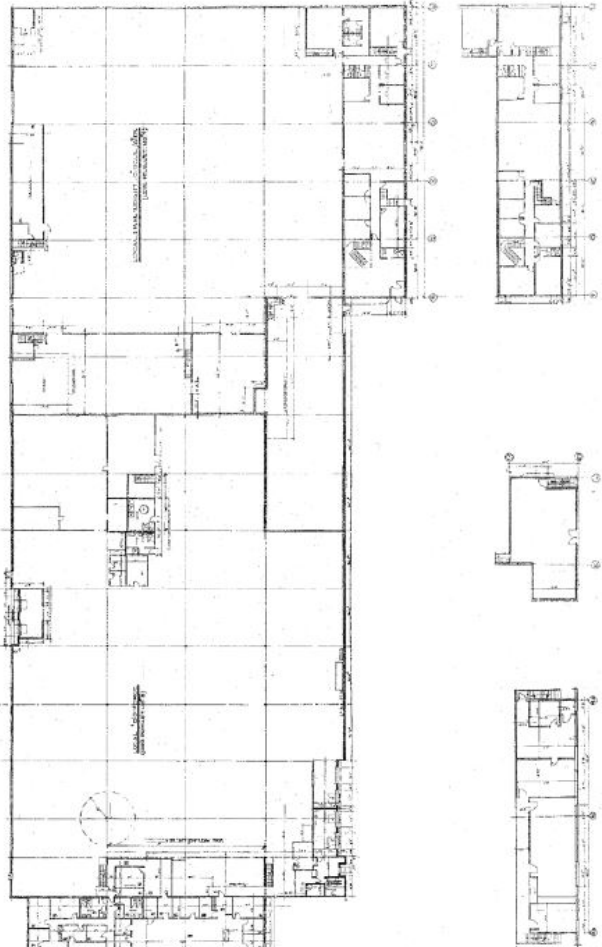
Cranes
2 X 10 tons, 1 x 5 tons & 1 x 2 tons



Financial Details

Municipal evaluation (2021)	
Land	\$ 219,400
Building	\$ 1,055,500
Total	\$ 1,274,900
Taxes (2021)	
Municipal	\$ 37,774.52
School	\$ 1,263.18
Total	\$ 39,037.70
Sale price	\$ 5,600,000
Lease Rate	Contact brokers

Floor Plan



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Benefit from all of our services to achieve your ambitions

Industrial Expertise

Industrial tenant and landlord representation
Industrial asset disposition
Sale-leasebacks
Built-to-suit consulting

Complementary services

Industrial project management
Strategic consulting and valuation
Project development/construction
Capital markets/Investment sales
Supply chain and logistics consulting and advice

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