

# FOR LEASE

**ANJOU**

8895, 3<sup>e</sup> Croissant

WAREHOUSE +/- 8,432 ft<sup>2</sup>

GROUND FLOOR OFFICES +/- 2,000 ft<sup>2</sup>

SECOND FLOOR OFFICES +/- 2,200 ft<sup>2</sup>



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## HIGHLIGHTS

- Industrial building
- Fully equipped offices
- Plenty of windows and light
- Strategic location in the Anjou industrial park (commercial and industrial zoning)
- Easily accessible via Highways 25 and 40

## PREMISES DESCRIPTION

### GROUND FLOOR:

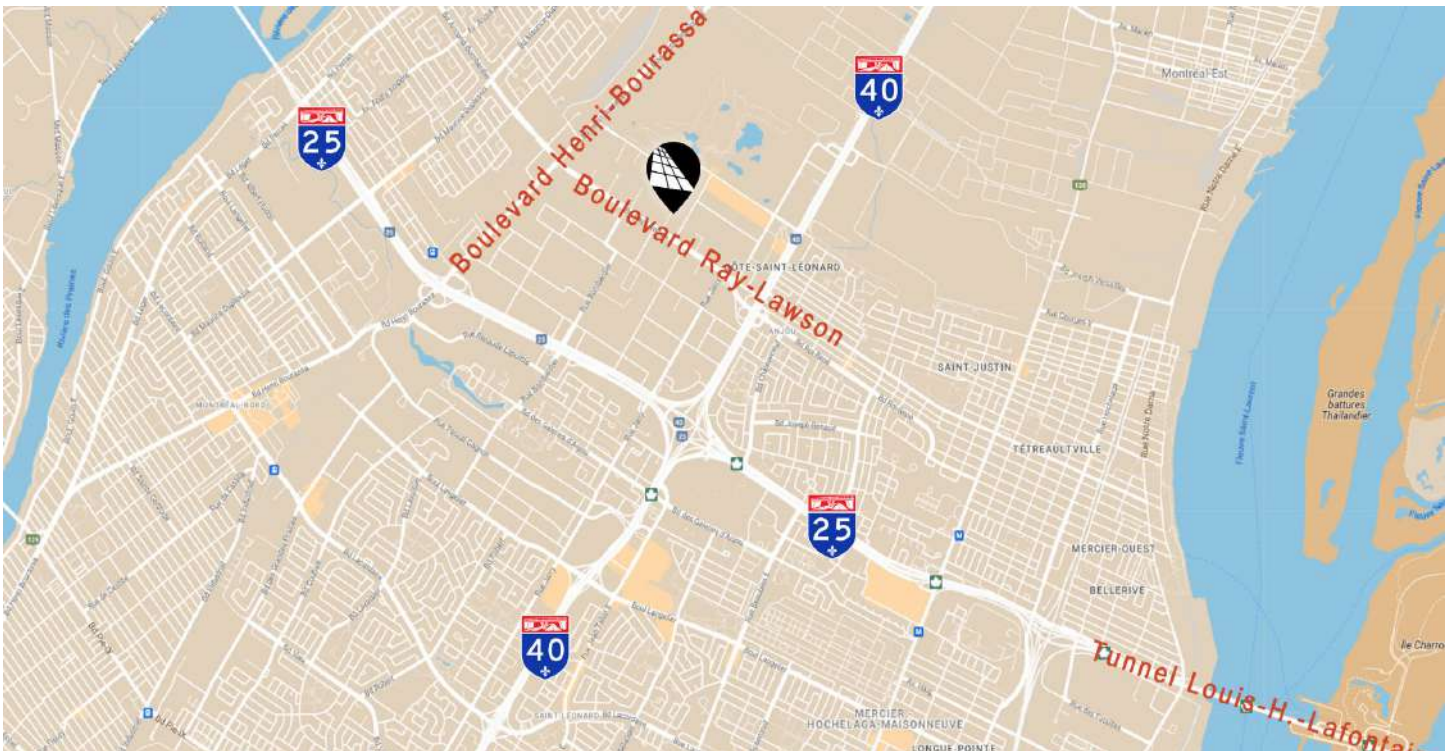
- 5 closed offices
- 1 conference room (10' x 23'5)
- Large open-plan reception area

### 2ND FLOOR:

- 5 closed offices + 2 executive offices
- 1 kitchenette (19'5" x 10")

### WAREHOUSE:

- Total area of 8,400 ft<sup>2</sup> including 3,600 ft<sup>2</sup> of refrigerated area (equipment is sold separately)



## LOCATION



Public Transit (STM)  
28, 364, 428, 448, 449



Main Roads  
Hwy 25, Hwy 40



Road Bridge  
Louis-H.-La Fontaine Tunnel (8 km)

## DEMOGRAPHY (5 km radius)



267 855 Residents



110 281 Households



\$92,287 Average Household Income

©Sitewise - Estimated 2023 Statistics



## GENERAL INFORMATION

Net rent (Ground Floor)	\$15.00 / ft <sup>2</sup>
Additional rent (2023 Estimate)	\$3.75 / ft <sup>2</sup>
Utilities	Metered
Lease term	Minimum 5 years
Availability	March 1 <sup>st</sup> , 2024

## AVAILABLE AREAS (app)

Warehouse	8,432 ft <sup>2</sup>
Offices (Ground floor)	2,000 ft <sup>2</sup>
Offices (2 <sup>nd</sup> floor)	2,200 ft <sup>2</sup>

Règlement numéro RCA 40  
Règlement de zonage de l'arrondissement d'Anjou

Annexe C / page 176  
RCA 40-13  
RCA 120  
RCA 40-22

Ville de Montréal - Arrondissement d'Anjou	
Numéro de zone	I-212
<b>CATÉGORIE D'USAGES PERMIS</b>	
<b>COMMERCE</b>	
C 1. Commerce de quartier	*
C 2. Commerce local	*
C 3. Hôtellerie et divertissement commercial	*(3)
C 4d. Réparation de véhicules autres que des véhicules lourds	*
C 6. Commerce lourd, commerce de gros et entrepôt	*(2)
<b>INDUSTRIE</b>	
I 1. Recherche et développement	*(1) et (2)
I 2. Fabrication	*(1) et (2)
I 3. Carrière	
<b>EQUIPEMENT COLLECTIF ET INSTITUTIONNEL</b>	
P3. Service d'utilité publique	*
<b>USAGES SPÉCIFIQUEMENT EXCLUS/PERMIS</b>	
exclus	(4) et (5)
permis	
<b>NOTES RELATIVES AUX USAGES</b>	
<p>(1) L'usage est autorisé dans la mesure ou il peut être classé, au sens du Code de construction du Québec, comme établissement à risques faibles (F3), moyens (F2) ou très élevés (F1).</p> <p>(2) L'entreposage extérieur est autorisé dans toutes les cours, et au-delà de la marge avant. L'entreposage extérieur ne doit pas dépasser la hauteur de la clôture.</p> <p>(3) Les bars sont assujettis au règlement relatif aux usages conditionnels.</p> <p>(4) Marché aux puces.</p> <p>(5) Garderie</p>	

## TECHNICAL POINTS



Construction  
1964



Zoning  
I-212



Lot #  
1 004 029



Air conditioning  
Office only



Drive-in Doors (2)  
10 x 12



Electrical input  
400A / 600V



Loading Docks (2)  
8 x 10



Washrooms  
Private

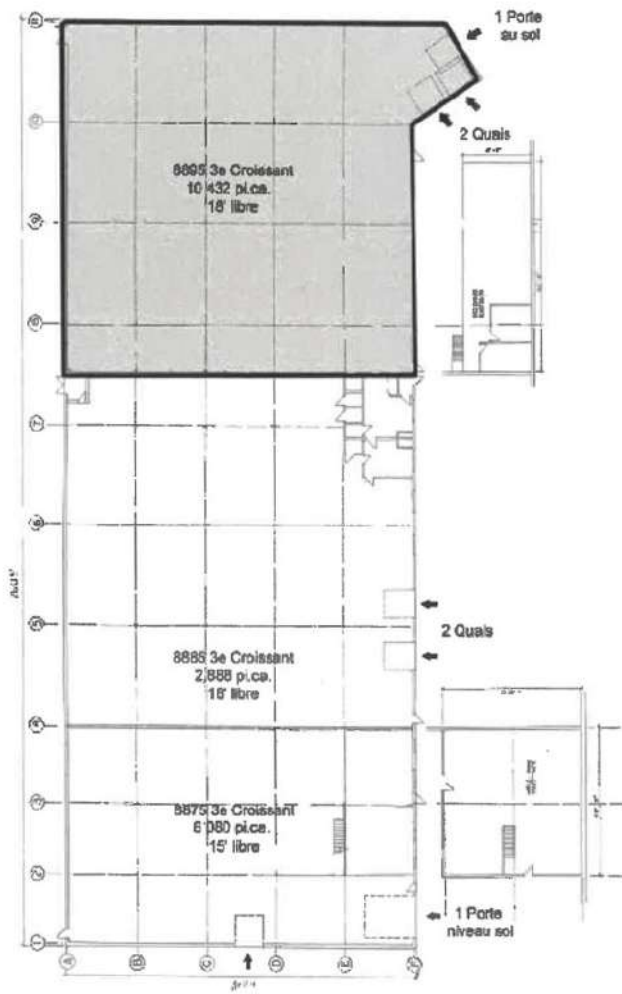


Clearance  
18'

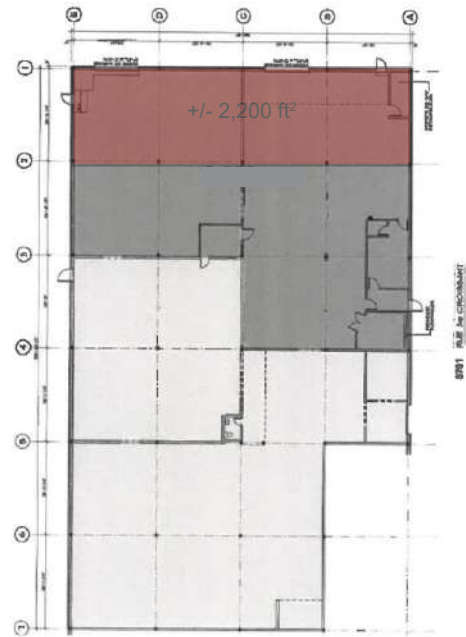


Refrigerated warehouse  
3,600 ft<sup>2</sup>

## GROUND FLOOR



## 2ND FLOOR



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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