

4005

DE RICHELIEU STREET – SAINT-HENRI, MONTREAL

FOR SALE



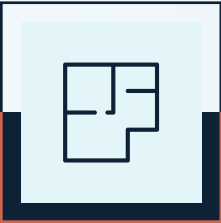
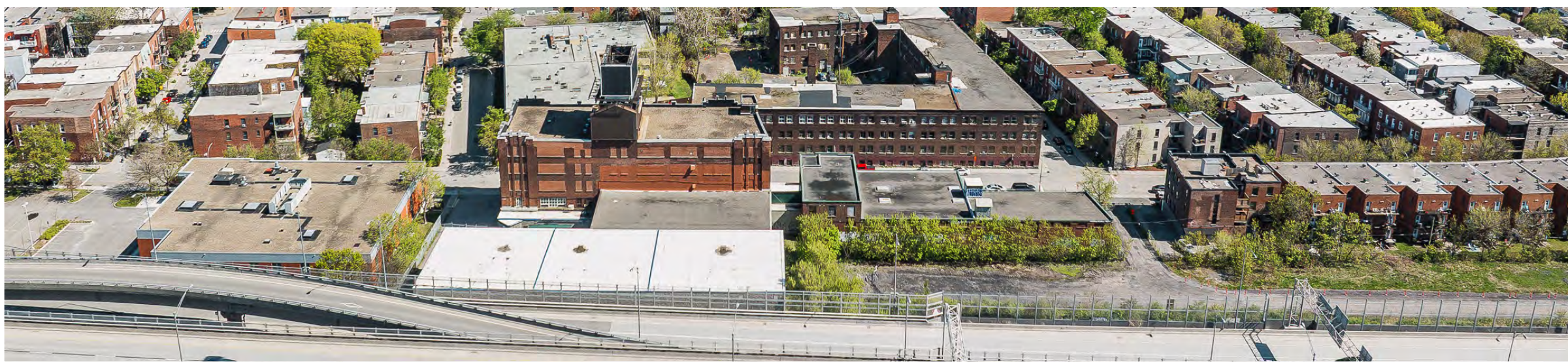
Functional Loft Industrial Property in the Heart of Montreal with
Multiresidential Redevelopment Upside



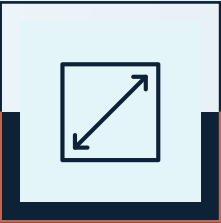


EXECUTIVE SUMMARY

JLL's Québec Capital Markets Team and Industrial Service Group are proud to present an exceptional investment opportunity: a 100% freehold ownership of 4005 de Richelieu Street (the "Property"). 4005 de Richelieu offers approximately ± 153,000 SF of versatile industrial space, ideally suited for an incoming investor seeking a flexible layout ideal for light manufacturing operations, high volume storage solutions, mini-storage, or modern loft-style offices. The Property's layout consists of 11 feet clear ceiling height over six stories in the main building, and 2 stories in the connected building. In addition, the Property boasts a warehouse of ± 23,000 SF with 28 foot clear height, a rarity in the midtown submarket. Situated in the vibrant Saint-Henri neighborhood, only 550 meters from St-Henri Metro station, it is minutes from Montreal's dynamic downtown core, offering quick access to the city's primary business district, major corporations, and government offices. The current owner benefits from supplementary income via a rooftop billboard display contract, showcasing the Property's potential for diversified revenue streams. The property will be available for occupation as of June 2026.



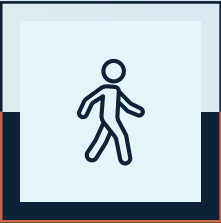
GLA (SF)
± 153,376
(estimated)



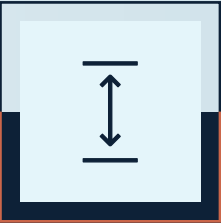
Lot Size
1.6 acres
70,053 SF



Loading Docks
3



Walk Score
90



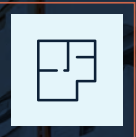
Max Clear Height
11'-28'



PROPERTY OVERVIEW



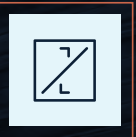
ADDRESS
4005-4035
De Richelieu Street



GLA (SF)
± 153,376
(estimated)



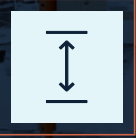
LOT NUMBER
5 277 256



LOT SIZE
1.6 acres/70,053 SF



YEAR BUILT
1926/2000



CLEAR HEIGHT
11' and 28'



SHIPPING
3 loading docks



ZONING
Zone # 0156
I.2C C.7A C.1(2)C



EXTERIOR
Brick/ Concrete



SPRINKLERS
Yes



FREIGHT ELEVATOR
1



POWER
600 V / 400 A
240 V / 300 A

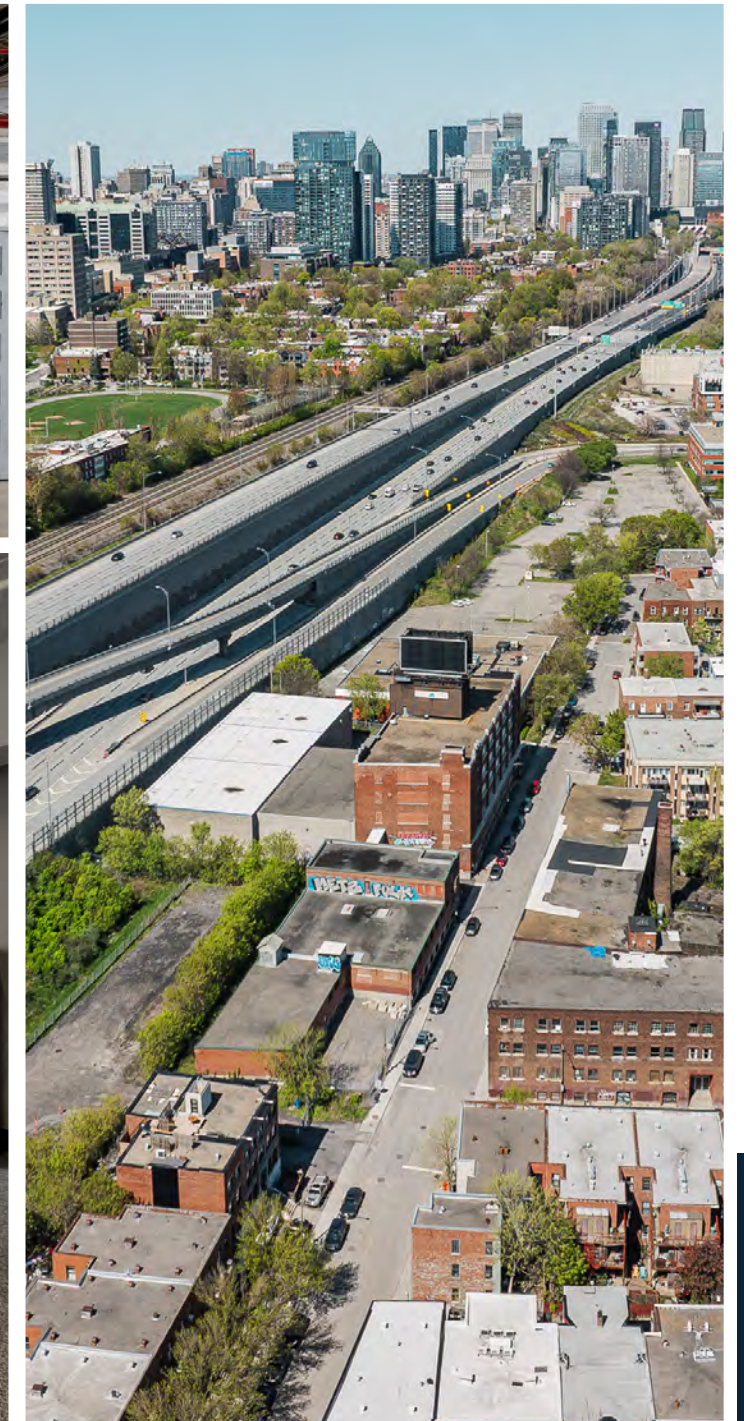
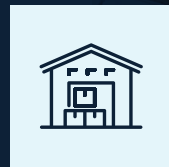
INVESTMENT HIGHLIGHTS

01. FUNCTIONAL INDUSTRIAL LOFT FACILITY

This 153,000 SF multi-level flex industrial asset in Montreal's CBD offers significant value-add potential.

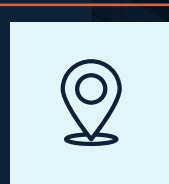
Key features include:

- Versatile space suitable for specialized industrial processes and high-volume storage.
- Structural flexibility allowing multi-tenant conversion into smaller units.
- Rare 23,000+ SF warehouse with 28-foot clear height in the CBD. The property's adaptability and unique attributes position it to capitalize on urban industrial demand, offering potential for premium rents and robust tenant interest.



02. EXCEPTIONAL CENTRAL LOCATION

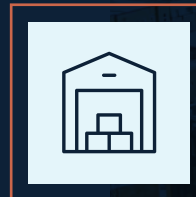
Saint-Henri offers a strategic urban location with superior connectivity in a gentrifying node. The proximity to Montreal's CBD, the Super Hospital (Glen) and Westmount is further enhanced by the numerous bus routes and proximity to Saint-Henri Metro station. The extensive nearby walkable amenities provide a Walk Score of 90, while the area's evolving demographics and ongoing revitalisation further support the long-term value appreciation and demand for well connected space.



INVESTMENT HIGHLIGHTS

03. HIGH SELF STORAGE DEMAND

The Sud-Ouest area is experiencing significant urban transformation, characterized by increasing density and gentrification. Since 2022, the submarket has witnessed the delivery of over 556,000 SF of multifamily space, translating to approximately 614 units. With approximately 179 units slated for completion in 2025, the area's residential footprint continues to expand. Notably, the majority of these new units range between 500-600 SF, a size profile that typically lacks adequate built-in storage solutions. This trend is expected to drive substantial demand for self-storage facilities in the immediate vicinity. Given that the nearest competitive self-storage asset is situated over 3 km from the subject site, the property is strategically positioned to capture the emerging storage needs of this evolving residential landscape.



04. FUTURE MULTI FAMILY ZONING OFFERS A COMPELLING VALUE PROPOSITION

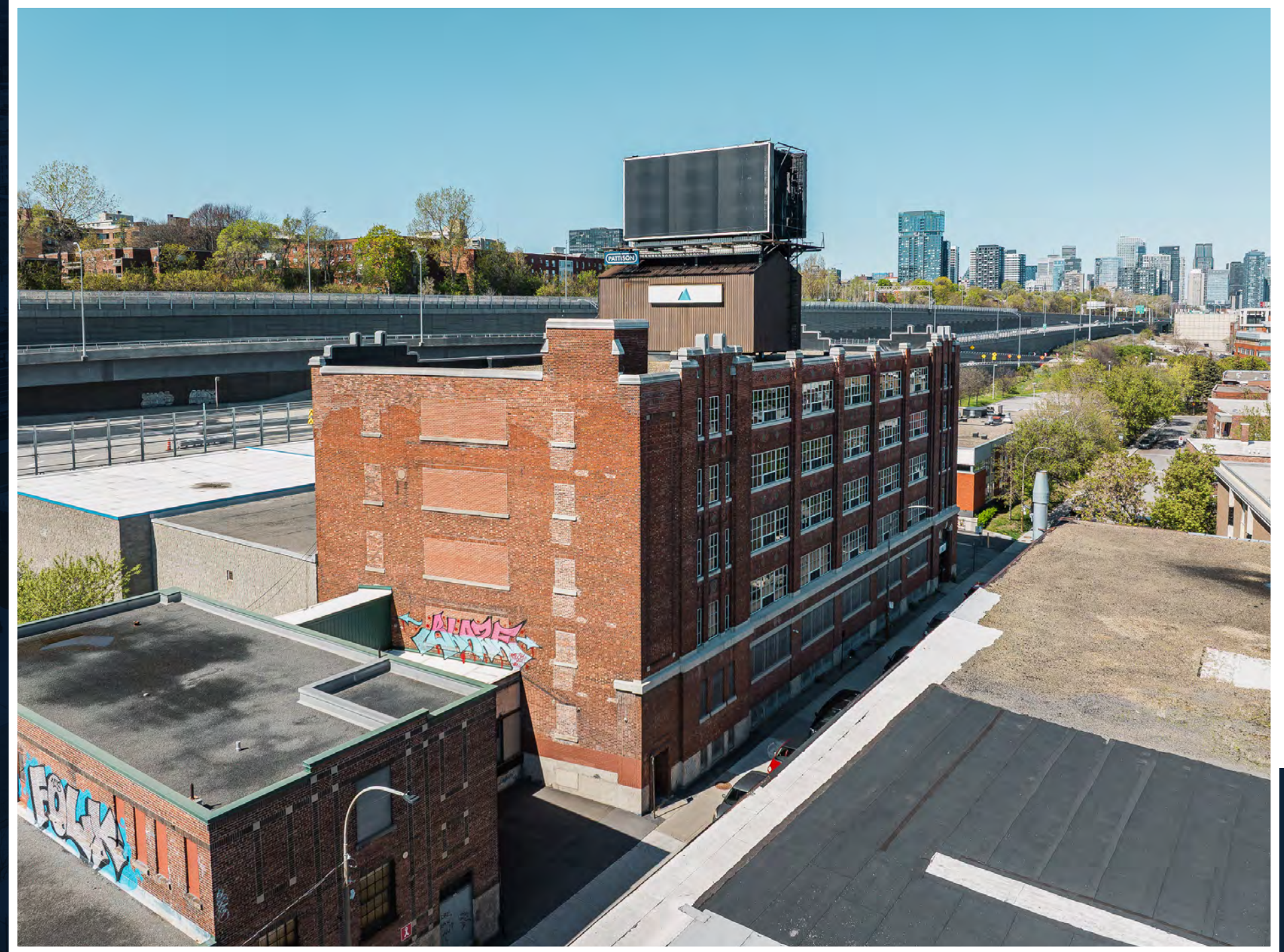
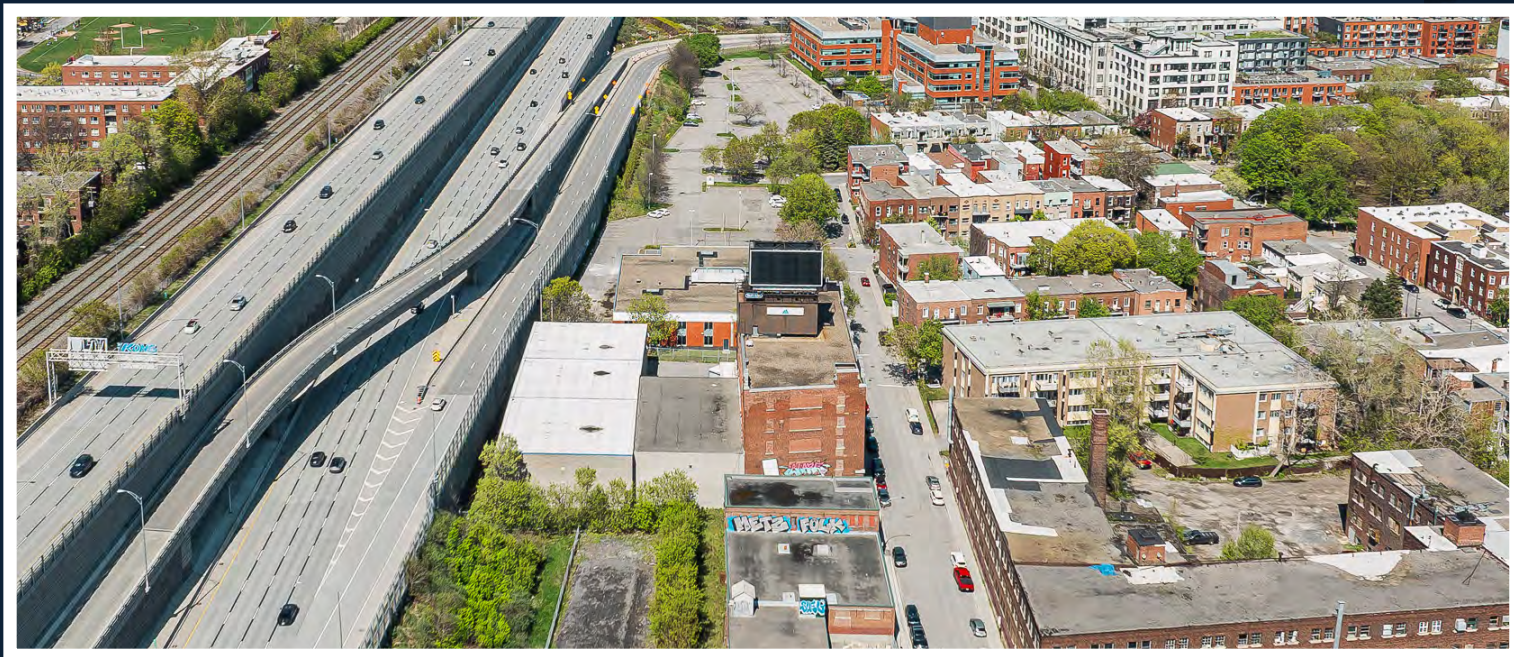
The property's zoning flexibility offers a compelling investment thesis for investors. Current light industrial and commercial designation supports immediate income from diverse tenants, while future residential conversion potential, including artist lofts, aligns with Montreal's PUM (plan d'Urbanisme de Montréal). This versatility provides near-term cash flow stability and long-term value creation opportunities. The asset's adaptability to market shifts offers multiple exit strategies, positioning it as a resilient investment with both immediate returns and significant future upside.



INVESTMENT HIGHLIGHTS

05. ADDITIONAL REVENUE STREAM

The Property's visibility from Route 136 offers exceptional exposure to over 136,000 vehicles daily, currently providing additional income through a rooftop display. With 4.5 years remaining on the current lease, this feature enhances the Property's ability to offer a diversified, long-term revenue stream, strengthening the overall value proposition.



LOCATION OVERVIEW

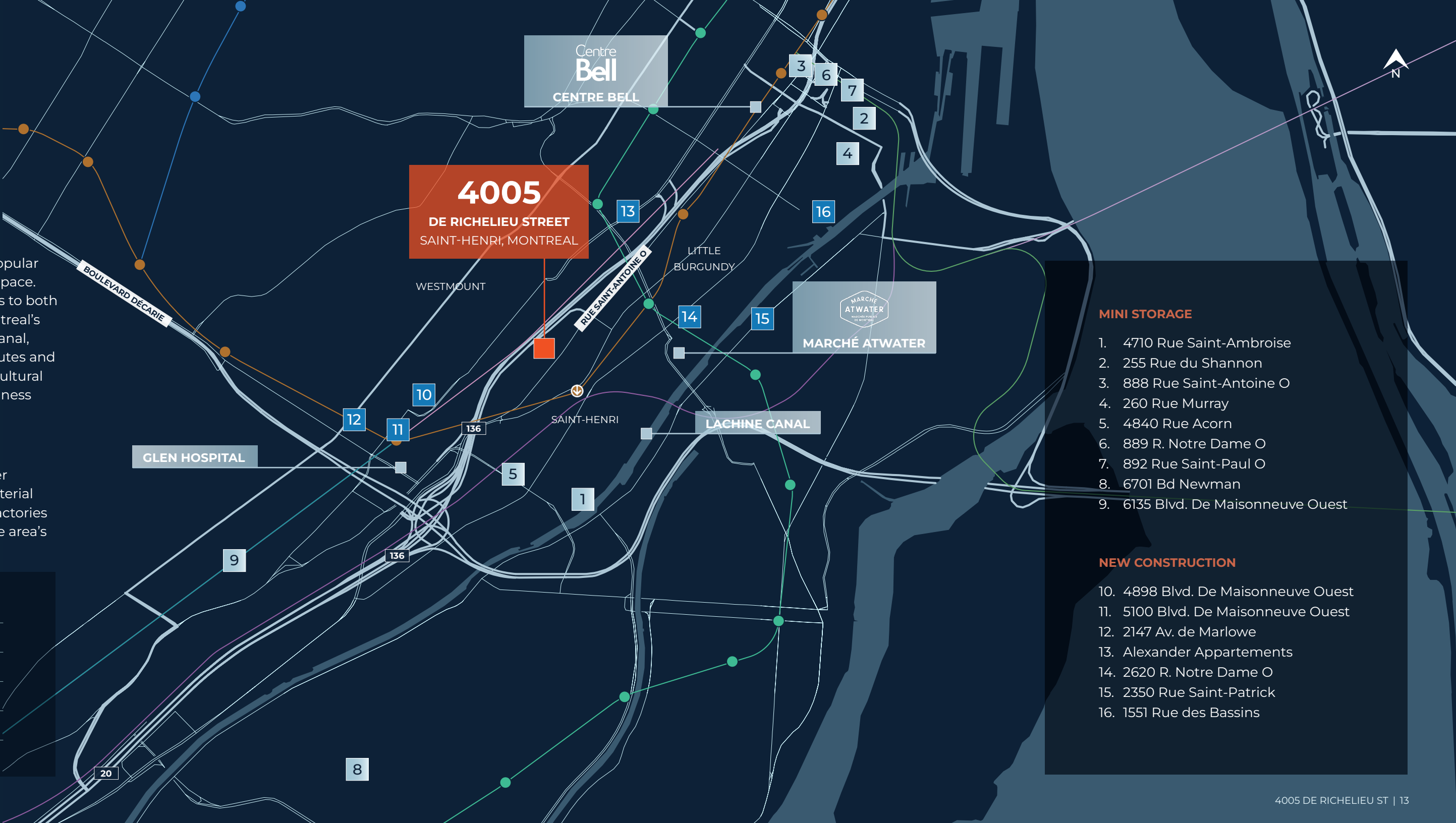
GREEN SPACE & AMENITIES

The neighborhood is further enriched by its integration with the historic Lachine Canal, a popular waterway and recreational area, adding to the region’s appeal and offering valuable green space. Saint-Henri’s diverse ecosystem of amenities and services, all within walking distance, caters to both residential and business needs. The Property is also a stone’s throw away from some of Montreal’s most notable amenities and cultural scenes, such as Atwater Market, Bell Center, Lachine Canal, Old Montreal, and more. This central location not only ensures convenience for daily commutes and logistics but also positions businesses at the heart of Montreal’s dynamic commercial and cultural scene, making it an ideal choice for companies seeking a well-connected and dynamic business environment.

A PIECE OF MONTREAL HISTORY

Located in Saint-Henri, in Montreal’s Sud-Ouest district, the Property is known as the Former Alexander Murray et Co. Ltd. building, a former producer and distributor of construction material and building related products. The area is notable for its industrial heritage, where former factories and warehouses have been repurposed into lofts, offices, and cultural spaces, preserving the area’s rich industrial heritage while adapting to the needs of the 21st century.

DEMOGRAPHICS	LE SUD-OUEST	3 KM RADIUS
2024 Total Population	91,015	215,862
Expected Growth to 2029	92,010	218,841
2024 Households	46,904	112,809
2024 Average Household Income	\$102,521	\$132,131





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CONTACT INFORMATION:

JACOB HAYON, CPA*

Executive Vice President
Commercial Real Estate Broker
jacob.hayon@jll.com
+1 514 572 2420

*Commercial Real Estate Broker acting with
the business corporation Jacob Hayon Real
Estate Inc

BRUNO BRAMI**

Senior Vice President
Real Estate Broker
bruno.brami@jll.com
+1 514 619 1884

**Real Estate Broker acting with
the business corporation Bruno
Brami Inc.

DOMINIC BONIN

Senior Vice President
Real Estate Broker
dominic.bonin@jll.com
+1 514 206 3595

CHRISTINA BACHNER

Associate
Sales Representative
christina.bachner@jll.com
+1 514 582 2747

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