



Quebec Capital Markets Team

# For sale

605-607 Deslauriers Street  
Montréal (Saint-Laurent)

Fully Leased Industrial Facility

 **JLL** SEE A BRIGHTER WAY

605-607 Deslauriers, Saint-Laurent / Québec

# Executive Summary

JLL is pleased to present this fully leased, 43,695 SF industrial property featuring a 10-year triple-net lease with A-1 Cash & Carry, delivering stable and predictable cash flow with ~3% annual rent escalations. Exceptionally positioned in Saint-Laurent just 850m from the Côte-de-Liesse ("CDL") REM station, this facility offers passive income with future value-add potential through multi-tenant conversion.



**±44k**

GLA SF



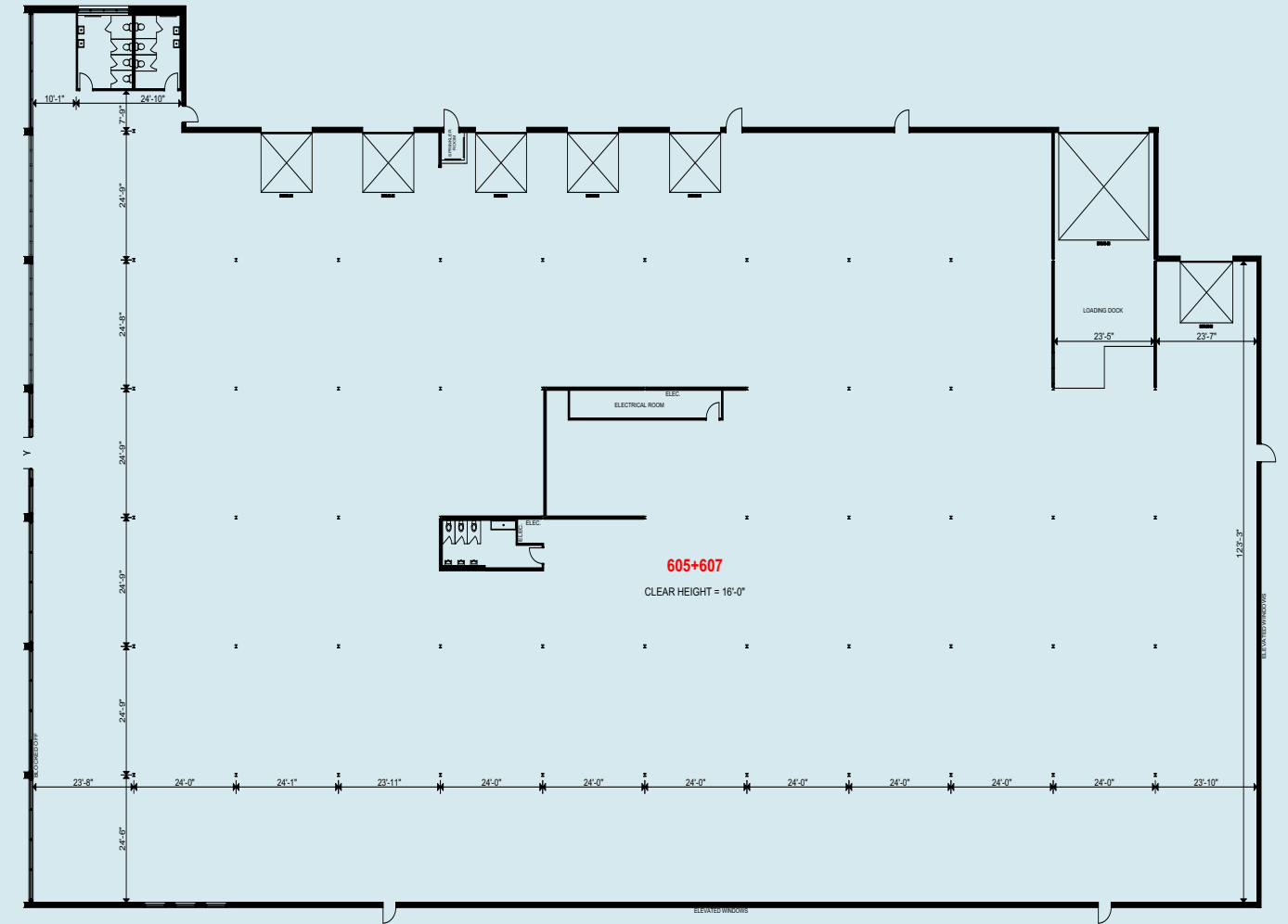
**NNN**

Triple Net Lease



**10**

Remaining Years



**±97K**

Land (SF)



**16'**

Clear Height



**850m**

to CDL REM Station

**Address** 605-607 Deslauriers Street

**City, Province** Saint-Laurent, QC

**Lot Number** 2 189 559

**Land Area (SF)** 96,884

**Parking Stalls** 42

**GLA (SF)** 43,695

**Shipping** 3 Truck-Level / 5 Drive-In

**Year Built** 1972

**Renovation Years** 2024/2025

**Column Span** 24' x 24.9'

**Clear Height** 16'

**Electrical Entry** 347/600 V / 800 Amps, 3 phase

**Sprinklers** Wet system throughout

# Investment Highlights



**PREMIER LOCATION** Situated in the highly coveted St-Laurent borough, Montreal's premier choice for industrial tenants. Its central location offers exceptional proximity to the CBD, airport, and major highways (15|40|13|20). In addition, the property is within a 10 min walk to the Cote-de-Liesse REM station.



## STABLE, LONG-TERM INCOME

The property is secured by a triple-net (NNN) lease with nearly 10 years of term remaining, providing an investor with highly predictable cash flow and long-term income stability.



## ESTABLISHED, QUALITY TENANT

The property is leased to A-1 Cash + Carry, a successful operator with over 27 years in business and a strong presence across multiple locations in Ontario.



## HIGH RENEWAL PROBABILITY

The tenant is planning significant investments in the facility, demonstrating a strong commitment to the site and increasing the likelihood of a long-term stay.



## FUTURE VALUE-ADD POTENTIAL

The building's layout is ideally configured for a future conversion into a multi-tenant, small-bay facility, creating an opportunity to capture premium rents and achieve excellent returns.



## Saint-Laurent Overview

Saint-Laurent is a dynamic economic hub and strategic location for industrial investment. With a stable population of nearly 120,000 residents, the borough demonstrates remarkable economic prosperity: average household income is projected to surge from \$98,187 in 2020 to \$136,505 by 2030, representing 39% growth. The borough also benefits from a substantial skilled workforce, with over 34,000 residents in the key 25-44 age demographic. This combination of an affluent customer base and dynamic workforce creates an exceptional business environment that drives demand for industrial and logistics spaces

**120,000**

Residents in 2025

**46%**

Skilled Workforce population

**+39%**

2030 Household Income Growth

# Get in touch

## **Jacob Hayon, CPA\***

*Executive Vice President*

[jacob.hayon@jll.com](mailto: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*

[bruno.brami@jll.com](mailto:bruno.brami@jll.com)

+1 514 619 1884

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

## **Dominic Bonin**

*Senior Vice President*

[dominic.bonin@jll.com](mailto:dominic.bonin@jll.com)

+1 514 206 3595

*\*Commercial Real Estate Broker*

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

Copyright © Jones Lang LaSalle Real Estate Services Inc. Real Estate Agency