FOR SALE

4005

DE RICHELIEU STREET – SAINT-HENRI, MONTREAL

Central Montreal Multi-level Industrial Property | Flex Conversion Opportunity

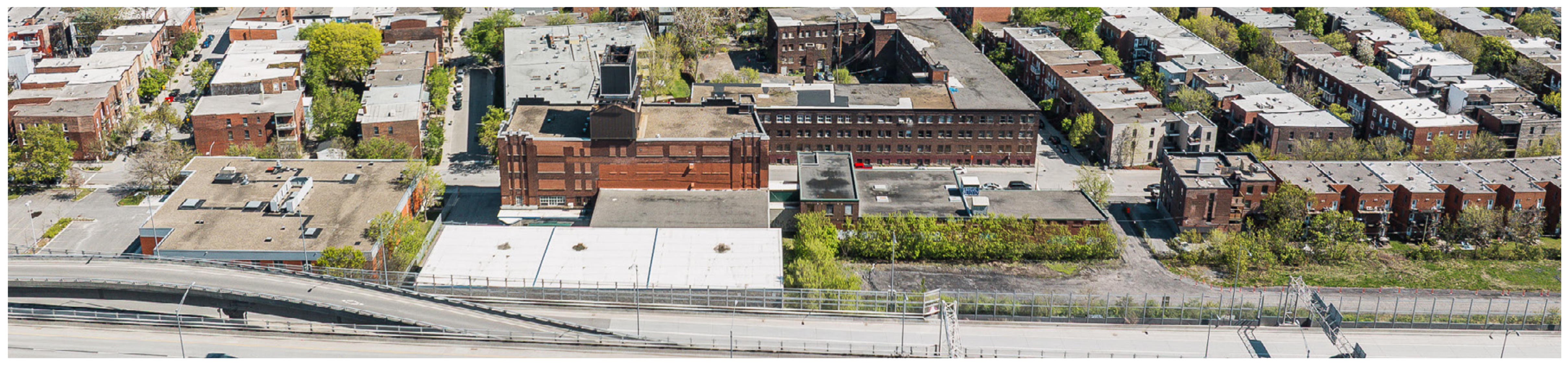
JLL

EXECUTIVE SUMMARY

JLL's Québec Capital Markets Team presents an exceptional freehold investment opportunity at 4005 de Richelieu Street: ± 124,000 SF of versatile industrial space in Montreal's thriving Saint-Henri neighborhood.

The Property features a rare ± 23,000 SF warehouse with 28-foot clear heights, complemented by six-story main building and two-story ancillary structure with 11-foot clearances. This flexible configuration supports diverse uses including light manufacturing, high-volume storage, mini-storage, or modern loft offices.

Located just 550 meters from St-Henri Metro station and minutes from downtown Montreal, the Property offers unparalleled access to the city's business district while generating supplementary income through an existing rooftop billboard contract. 4005 de Richelieu represents a rare opportunity to acquire a substantial freehold asset in one of Montreal's most accessible urban submarkets, with immediate value and strong repositioning potential.



GLA (SF)	Lot Size	Loading Docks	Clear Heights	Storage Allowed
±124,000 (estimated)	1.6 acres 70,053 SF	4	11'-28'	Yes

PROPERTY OVERVIEW

ADDRESS 4005-4035 De Richelieu Street	**GLA (SF)** ± 124,000 (estimated)	**LOT NUMBER** 5 277 256	**LOT SIZE** 1.6 acres/70,053 SF
YEAR BUILT 1926/2000	**CLEAR HEIGHT** 11' and 28'	**SHIPPING** 4 loading docks	**ZONING** Zone # 0156 I.2C C.7A C.1(2)C
STORAGE PERMITTED YES	**SPRINKLERS** Yes	**FREIGHT ELEVATOR** 1	**POWER** 600 V / 400 A 240 V / 300 A

INVESTMENT HIGHLIGHTS

01. FUNCTIONAL MULTI-LEVEL FLEX PROPERTY

This ± 124,000 SF multi-level flex industrial asset in Montreal's CBD offers significant value-add potential.

Key features include:

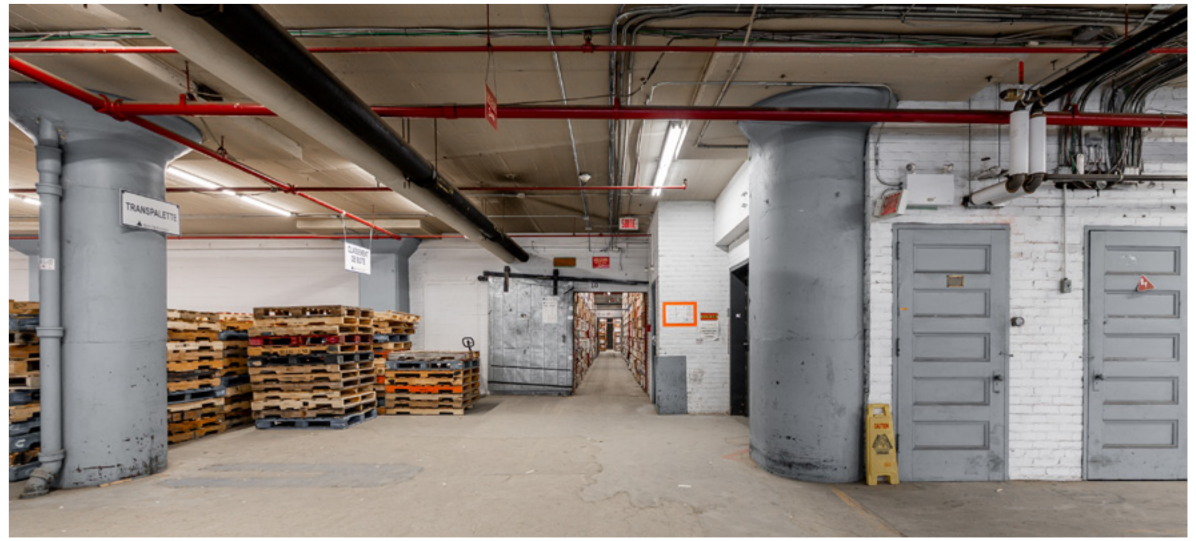
- Versatile space suitable for specialized industrial processes and high-volume storage.
- Structural flexibility allowing multi-tenant conversion into smaller units.
- Rare 23,000+ SF warehouse with 28-foot clear height in the CBD.
The property's adaptability and unique attributes position it to capitalize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

Saint-Henri
550 m

Walk Score
90



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.

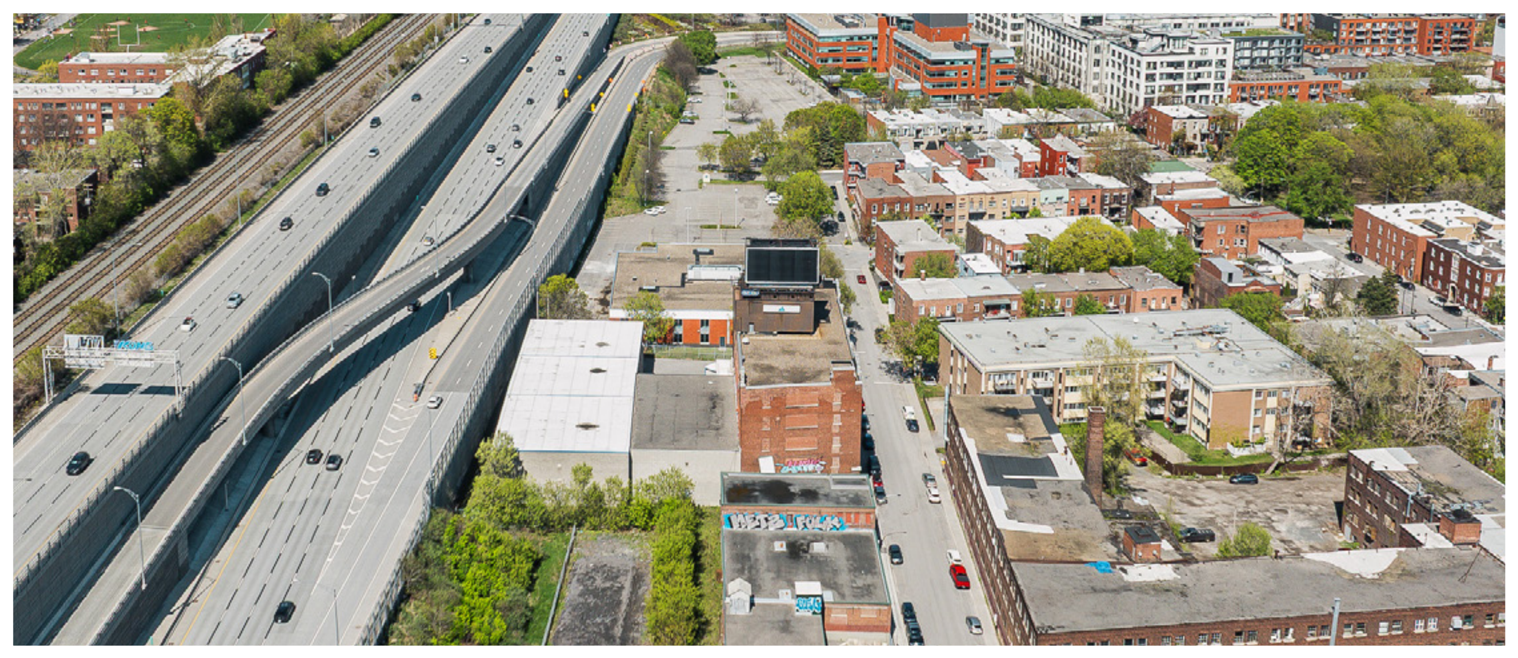
04. FUTURE MULTI FAMILY ZONING OFFERS A COMPELLING VALUE PROPOSITION

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

MINI STORAGE

1. 4710 Rue Saint-Ambroise
2. 255 Rue du Shannon
3. 888 Rue Saint-Antoine O
4. 260 Rue Murray
5. 4840 Rue Acorn
6. 889 R. Notre Dame O
7. 892 Rue Saint-Paul O
8. 6701 Bd Newman
9. 6135 Blvd. De Maisonneuve Ouest

NEW CONSTRUCTION

10. 4898 Blvd. De Maisonneuve Ouest
11. 5100 Blvd. De Maisonneuve Ouest
12. 2147 Av. de Marlowe
13. Alexander Appartements
14. 2620 R. Notre Dame O
15. 2350 Rue Saint-Patrick
16. 1551 Rue des Bassins

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