



Quebec Capital Markets Team

For sale

605-607 Deslauriers Street
Montréal (Saint-Laurent)

Fully Leased Industrial Facility

 **JLL** SEE A BRIGHTER WAY

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 Bags & Supplies Inc. (operating as A-1 Cash & Carry), delivering stable and predictable cash flow, with contractual annual rent escalations of ~ 3%. Exceptionally positioned in Saint-Laurent just 850m from the Côte-de-Liesse ("CDL") REM station, this investment offers passive, long-term 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	2024-2026
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

Located in Saint-Laurent, Montreal's premier industrial hub, with exceptional access to the CBD, airport, major highways (15|40|13|20), and a 10-minute walk to Côte-de-Liesse REM station.



STABLE, LONG-TERM INCOME

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



ESTABLISHED, QUALITY TENANT

Leased to A-1 Cash & Carry, a successful operator with over 27 years in business and a strong presence across multiple locations in Ontario.



STRONG 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.



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

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