

435 Norman Street, Lachine, QC

Outdoor storage area ideal for car  
or service vehicle fleet parking with  
mechanical bay **for lease**

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# Property Overview

<b>Civic Address</b>	435 Norman Street
<b>Location</b>	Lachine
<b>Zoning</b>	I-606
<b>Industrial Area</b>	±3,300 SF
<b>2<sup>nd</sup> Floor Office</b>	±1,500 SF
<b>Total Available Area</b>	±4,800 SF
<b>Land Area Available</b>	±105,000 SF
<b>Power Entry</b>	200A / 600V
<b>Clear Height</b>	16' and 20'
<b>Shipping</b>	up to 4 drive-in doors
<b>Sprinklers</b>	Yes
<b>Parking</b>	Ample
<b>Lighting</b>	LED
<b>Occupancy</b>	90 days



## Comments on the property:

- Flexible zoning
- Ideal for Truck Mechanic
- Exterior service area ideal for vehicle fleet parking or trailer parking



Highways  
20, 720 & 13



up to 4 DI  
Shipping



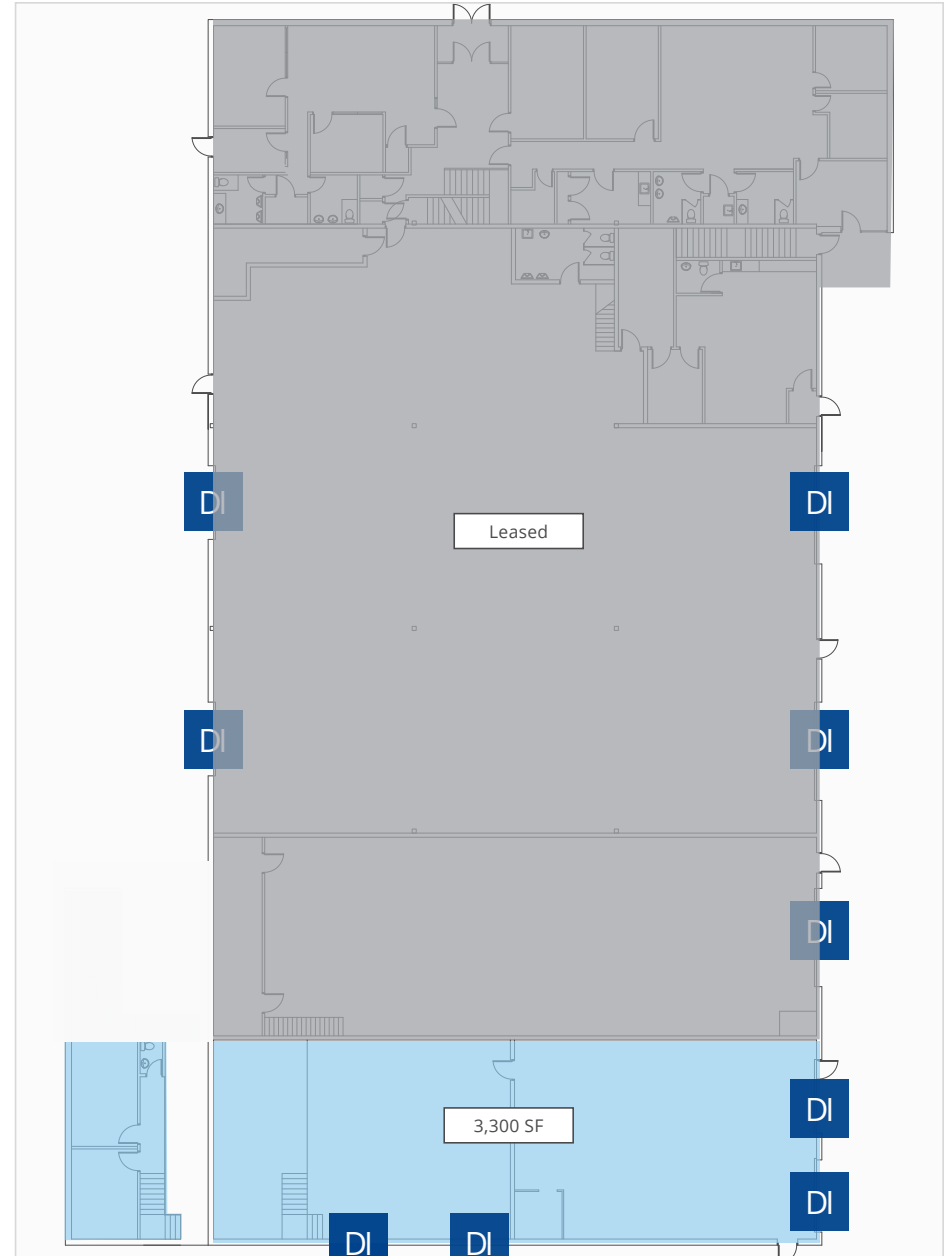
Zoning  
I-606

Norman Street



Upper Floor

Norman Street



Ground Floor

- Available Area
- Office
- Leased

# Plans

# Nearby Amenities

 435 Norman Street

## Food & Drink

- 1** Lafleur
- 2** Greenz
- 3** Falafel St-Jacques
- 4** La Belle Province
- 5** Tim Hortons

## Service & Entertainment

- 6** Orchard Market
- 7** Maxi
- 8** IGA Extra
- 9** Lachine Market
- 10** Soccerplexe Catalogna
- 11** Uniprix
- 12** Pharmaprix
- 13** Scotiabank
- 14** Bank of Montréal
- 15** Meadowbrook Golf Club

## Gas Stations

- 16** Ultramar
- 17** Petro Canada





Frontage



Front entrance



Exterior storage/fleet parking area



Shipping Yard



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▶ Approx location of  
±105,000 SF of available land

▶ Approx location of  
±3,300 SF of garage space

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