

# FOR SALE

## MONTREAL

12 333, Laurentien Blvd

## COMMERCIAL

2,185 ft<sup>2</sup> (Building)

14,047 ft<sup>2</sup> (Land)



Sébastien MORISSETTE

Real Estate Broker

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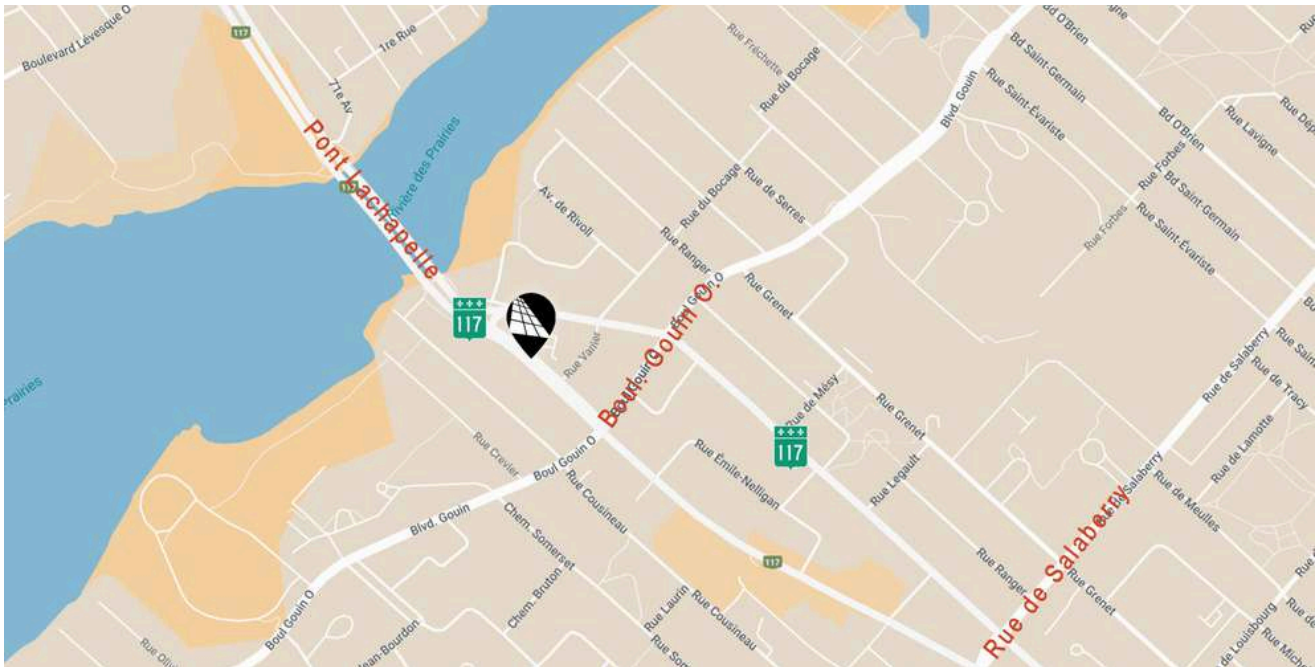
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100

- Ideal for owner-occupier
- Located on a corner lot with traffic lights on a major artery (route 117)
- Outstanding visibility
- Building formerly occupied by a restaurant
- Ideal space division for a restaurant
- Office space available upstairs



## LOCATION



Public Transport  
68, 180, 365, 382, 468

Main Roads  
117

Road Bridge  
Pont Lachapelle ( $\pm 1,5$  km)

## DEMOGRAPHY

(5km radius, excluding Laval)



170,091 residents



263,350 daytime population



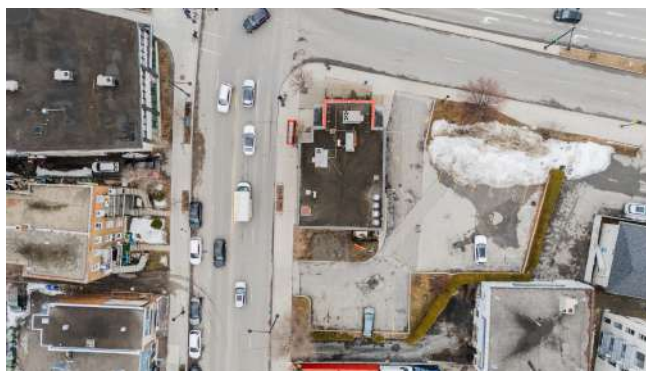
69,925 households



\$113,521 average household income

### Sitewise - Estimated 2024 Statistics





## GENERAL INFORMATION

Asking price \$2,250,000

Parking Ample  
Availability 30 days

## AREAS

(approximatives)

**Building** 2,185 ft<sup>2</sup>  
**Land** 14,047 ft<sup>2</sup>

## ASSESSMENTS AND TAXES

<b>Total assessment (2021)</b>	<b>\$1,183,600</b>	<b>Total taxes</b>	<b>\$33,085.15</b>
Land	\$698,100	Municipal (2025)	\$32,064.03
Building	\$485,500	School(2024-2025)	\$1,021.12



## FEATURES



Construction  
2000



Lot #  
2 375 671



Zoning  
1050



## Cadastral plan



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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March 27, 2025