



**For Sale**

4791-4793 Dagenais Boulevard West, Laval | QC

**± 12,428 SF commercial building, 98% leased,**  
located on a busy boulevard in Laval

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# Property *features*

Building area	± 12,428 SF
Building dimensions	± 140' x ± 50' (irr.)
Land area	± 30,299 SF
Land dimensions	± 200' x ± 155'
Number of floors	2
Number of units	8
Parking	± 40 stalls



Lot number  
3 202 387



Zoning | Urban T4.5-1118  
Sotres and services | C1  
Industry | I1-I2-I3-I4  
Recreation | R1- R2- R3  
Public, institutional and community | P1-P2-P3  
Residential | H1-H2-H3-H4



98% leased  
7 tenants

# Financial *Information*

Gross income	± \$392,185
Total expenses	± \$135,009
Net income	± \$257,176



Taxes (2024-2025)	
Municipal:	\$87,233
School:	<u>\$2,837</u>
Total:	\$90,070

Asking Price: contact the brokers



# Highlights



In close proximity to several services



Excellent visibility



Sign on pylon



Abundant fenestration



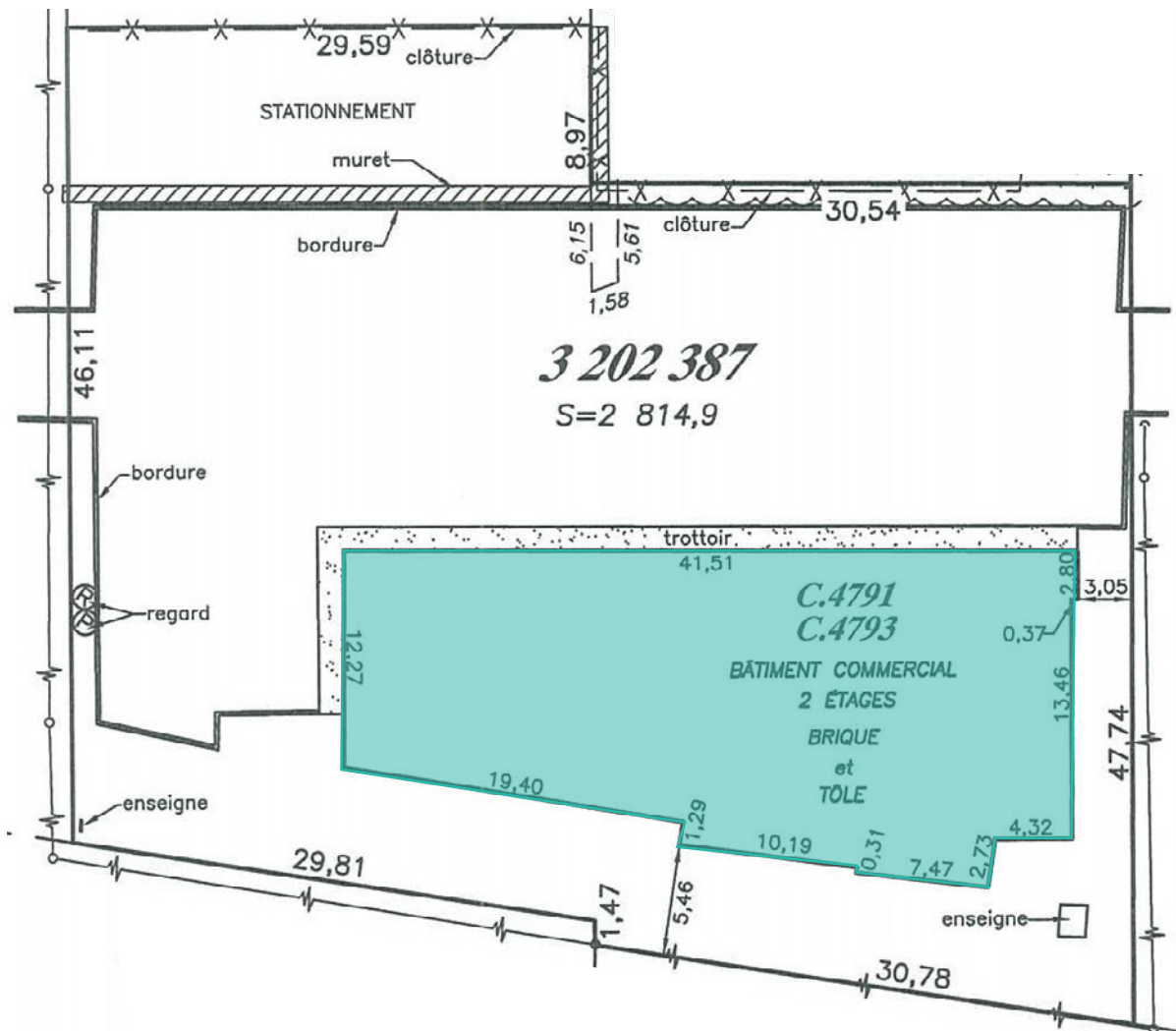
Easily accessible from Highways 13, 440 and Route 148





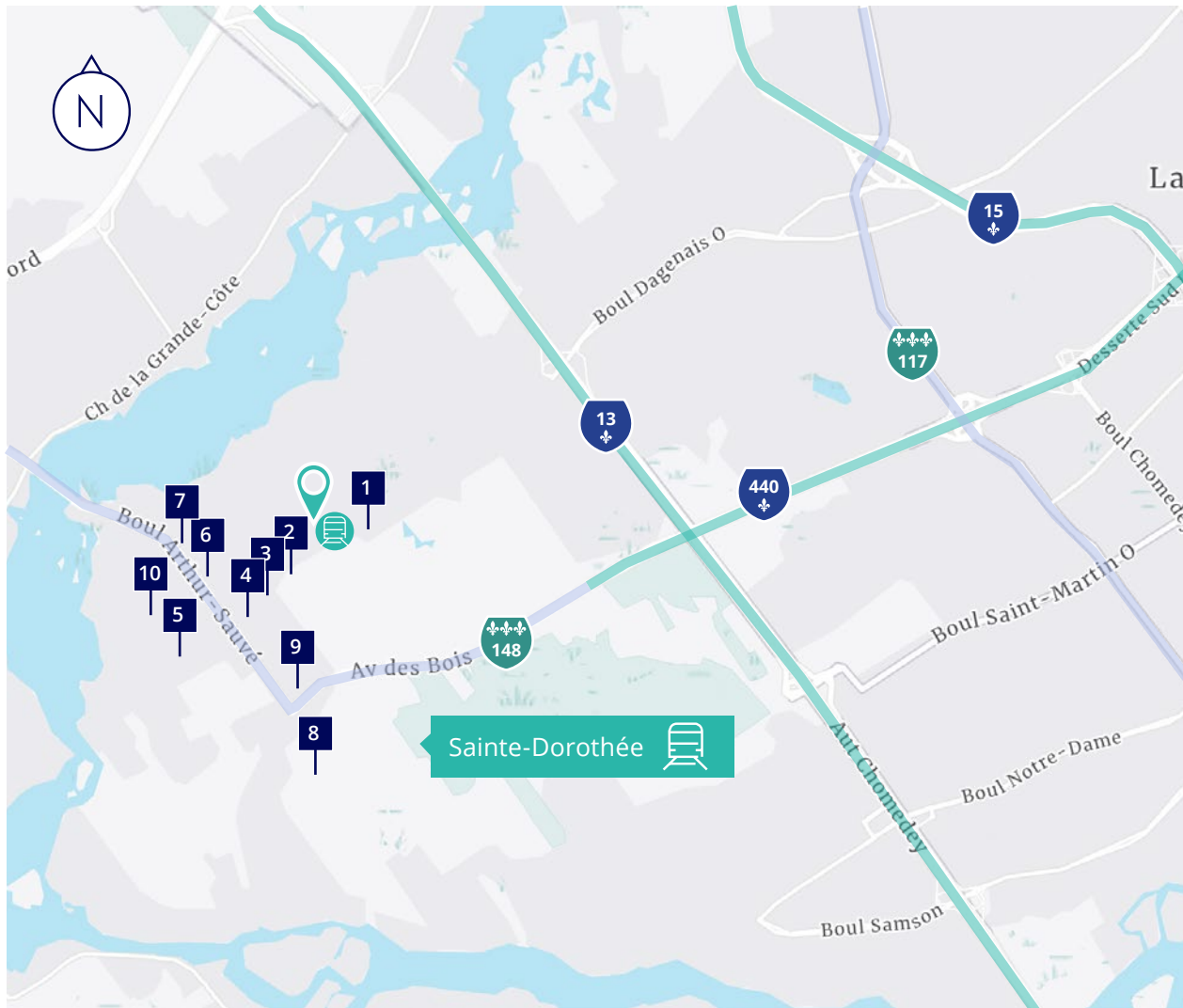


# Certificate of *location plan*



Dagenais Boulevard West

# In *Proximity*



 **4791-4793 Dagenais Boulevard Ouest, Laval**

1. Centre du golf UFO
2. CPE Les Mouches à Feu
3. Restaurant Terrasse Dagenais
4. Clinique De Denturologie Pettigrew & Giguère
5. Banque Nationale
6. IGA extra Épicerie Quintal et Frères
7. Pharmacie Jean Coutu
8. Metro Plus Perrier & Martel
9. BMR Express Marc Rousseau
10. Banque TD Canada Trust



**Highway 13 - 4 minutes**  
**Highway 440 - 6 minutes**



**Montréal - 10 minutes**  
**South-Shore - 20 minutes**  
**North-Shore - 10 minutes**



**Bus #55 - 1 minute**  
**Sainte-Dorothée Train Station - 7 minutes**  
**REM Station - 7 minutes**

# City of Laval

Canada's economic powerhouse, with nearly 20 billion dollars in investment since the early 2000s, Laval has equipped itself with all the services and infrastructures needed to develop the city's economic plan. Laval is one of the most entrepreneurial regions in Canada and participates in economic exchanges.

Source : Ville de Laval

Demographic overview (2023) | Radius of 3km



**47,164**

Total population



**\$96,558**

Average household income



**43.6**

Median age



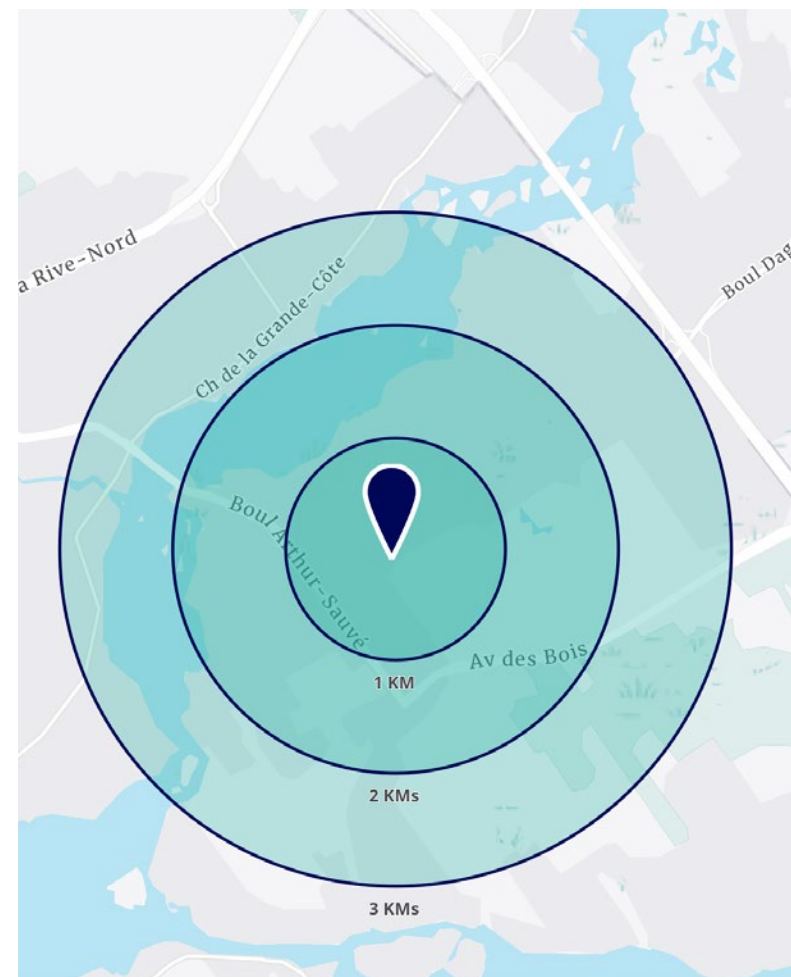
**26,151**

Workforce



**95.9 %**

Employment rate







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