



COMMERCIAL BUILDING  
FOR SALE

532 DE LA MADONE  
MONT-LAURIER



19 commercial units,  
11 residential units

**\$4,200,000**

Exceptional investment opportunity in the heart of Mont-Laurier!

**Sylvain Dupré**

Commercial-Industrial Real Estate Broker

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532, DE LA MADONNE, MONT-LAURIER

ASKING PRICE

**\$ 4 200 000**

## PROPERTY INFORMATION

<b>Year Built</b>	1901, 1911, 1984
<b>Land Area</b>	47,278 sq. ft.
<b>Commercial Units</b>	19 unit
<b>Commercial Area</b>	± 24,082 sq. ft.
<b>Residential</b>	11 residential units
<b>floor</b>	3
<b>Availability</b>	54
<b>Disponibilité</b>	According to the leases
<b>Deed of Sale</b>	30 days

CADASTRAL NUMBER: 3,050,059



## ASSESSMENT ROLL 2025-2027

• LAnd	652 600 \$
• Building	1 979 500 \$
<b>TOTAL</b>	<b>2 632 100 \$</b>

## TAXES 2025

• Taxes municipales	62 611,06 \$
• Taxes scolaires	2 156,71 \$
<b>TOTAL</b>	<b>64 767,77 \$</b>

## HIGHLIGHTS



- Prime location, situated on a busy artery in Mont-Laurier with direct visibility on the main thoroughfare and Highway 117.
- Prestigious heritage building – Former MacLaren Center.
- Ideal for commercial, cultural, or community activities

- Two large-scale buildings forming a mixed-use shopping center, combining both residential and commercial uses.
- Several investments have been made in the building and landscaping over the past few years.





## FAITS SAILLANTS

Own a piece of history! Former MacLaren Center, this heritage building from the early 20th century—converted into a shopping center and later into a satellite library—is now a golden opportunity.

The combined presence of 19 commercial units and 11 residential apartments ensures diversified and stable income, while leaving room for redevelopment and value-enhancement opportunities tailored to today's market needs.







## THE NUMBERS

<b>+/- \$96 000</b>	Annual Residential Income
<b>+/- \$340 000</b>	Annual Commercial Income
<b>+/- \$436 000</b>	Gross Annual Income



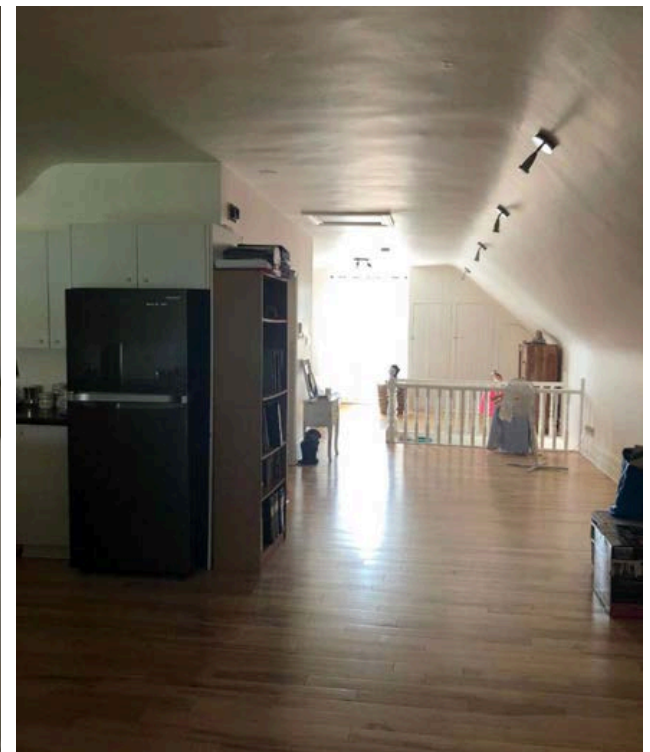


## THE APARTMENTS

Beautiful apartments including two 4 ½ units and six 3 ½ units, each featuring a patio door, balcony, and mezzanine bedroom.

Two studio units (1 ½)

One loft of approximately 2,100 sq. ft. at the top of downtown Mont-Laurier.





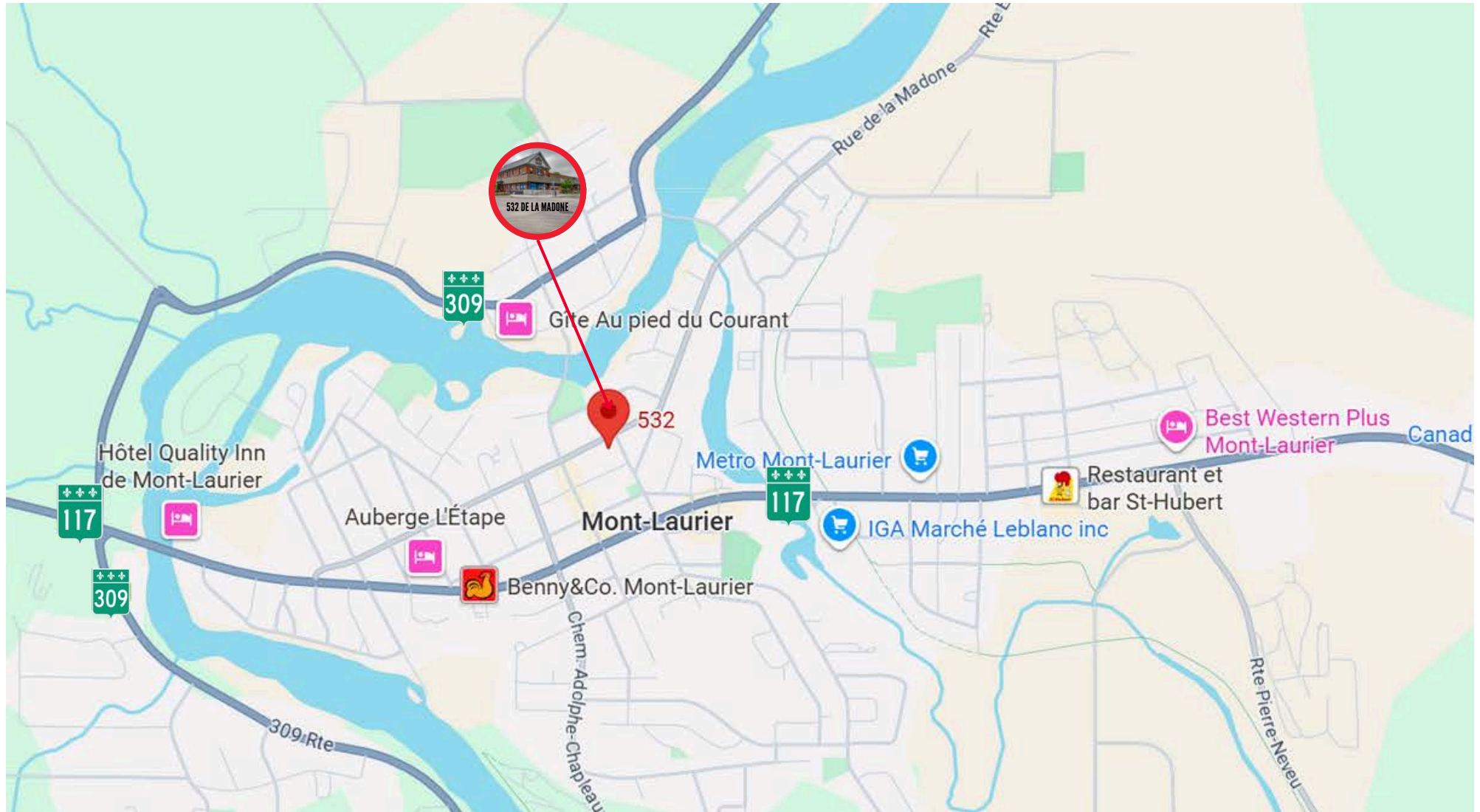
HABITATIONS

Agence immobilière



# THE AREA

532, DE LA MADONE, MONT-LAURIER



















**SYLVAIN DUPRÉ**

REAL ESTATE BROKER  
RESIDENTIAL | COMMERCIAL | INDUSTRIAL

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