

For Sale and For Lease

4865-4915 Ambroise-Lafortune Street, suite 201  
Boisbriand | QC

Loft-style office condo totaling  
± 3,500 SF located on the 2<sup>nd</sup> floor and  
close to Faubourg Boisbriand.

**Étienne Marcoux**

Senior Vice President  
Commercial Real Estate Broker  
+1 514 467 5176  
etienne.marcoux@colliers.com

**Steve Garneau**

Vice President  
Commercial Real Estate Broker  
+1 514 701 0612  
steve.garneau@colliers.com

Colliers





# Technical Specifications of the Condo

Lot Numbers	Private : 6 008 496 Common : 4 674 110, 4 674 112, 4 795 811, 4 960 463, 6 008 495, 6 008 498, 6 008 499, 6 008 500, 6 008 501, 6 008 502
4865 Ambroise-Lafortune Area	± 2,000 SF
4915 Ambroise-Lafortune Area	± 1,500 SF
Total Gross Area	± 3,500 SF
Zoning	I1-476   I1 and C6
Year Built	2010
Heating	Electric
Air Conditionning	Yes
Lighting	Fluorescent and LED
Sprinklers	Yes
Electric Entry	225 A   600 V
Parking	12 exclusif stalls

Taxes	2025-2026
Municipal	\$21,266
School	\$694
Total	\$21,960



Availability  
Immediate



Asking Price and  
Gross Rental Rate  
Contact the brokers



Share  
15,14 %



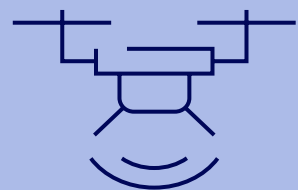
Gross Annual Income  
± \$52,538



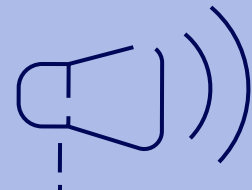
Condo Fees (2025)  
± \$2,54 / SF



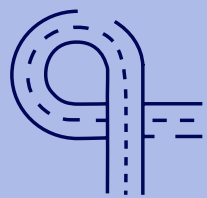
# Highlights



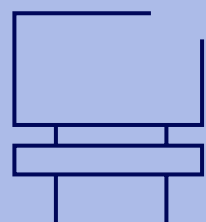
Alarm system with motion detectors



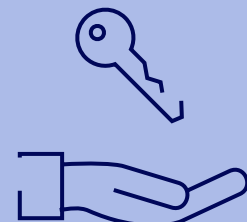
Fire alarm system



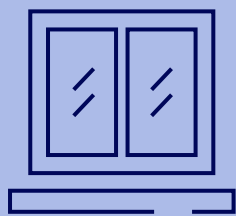
Easily accessible from Highways 15 and 640



Pylon signage available



Turnkey office space



Abundant natural light



Space available for owner-occupant



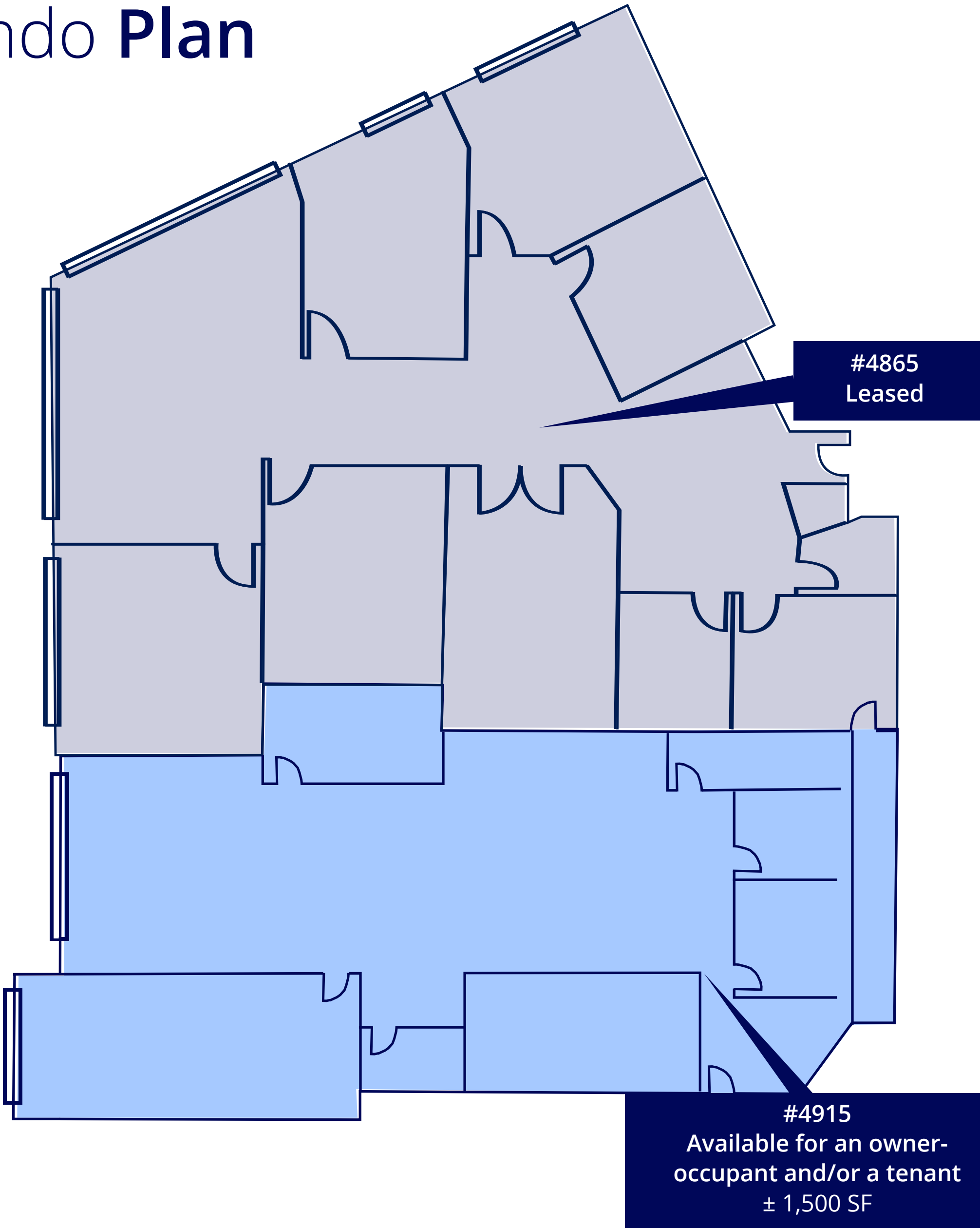
Well-designed space in excellent condition



Close to several amenities

# Condo Plan

Ambroise-Lafortune Street





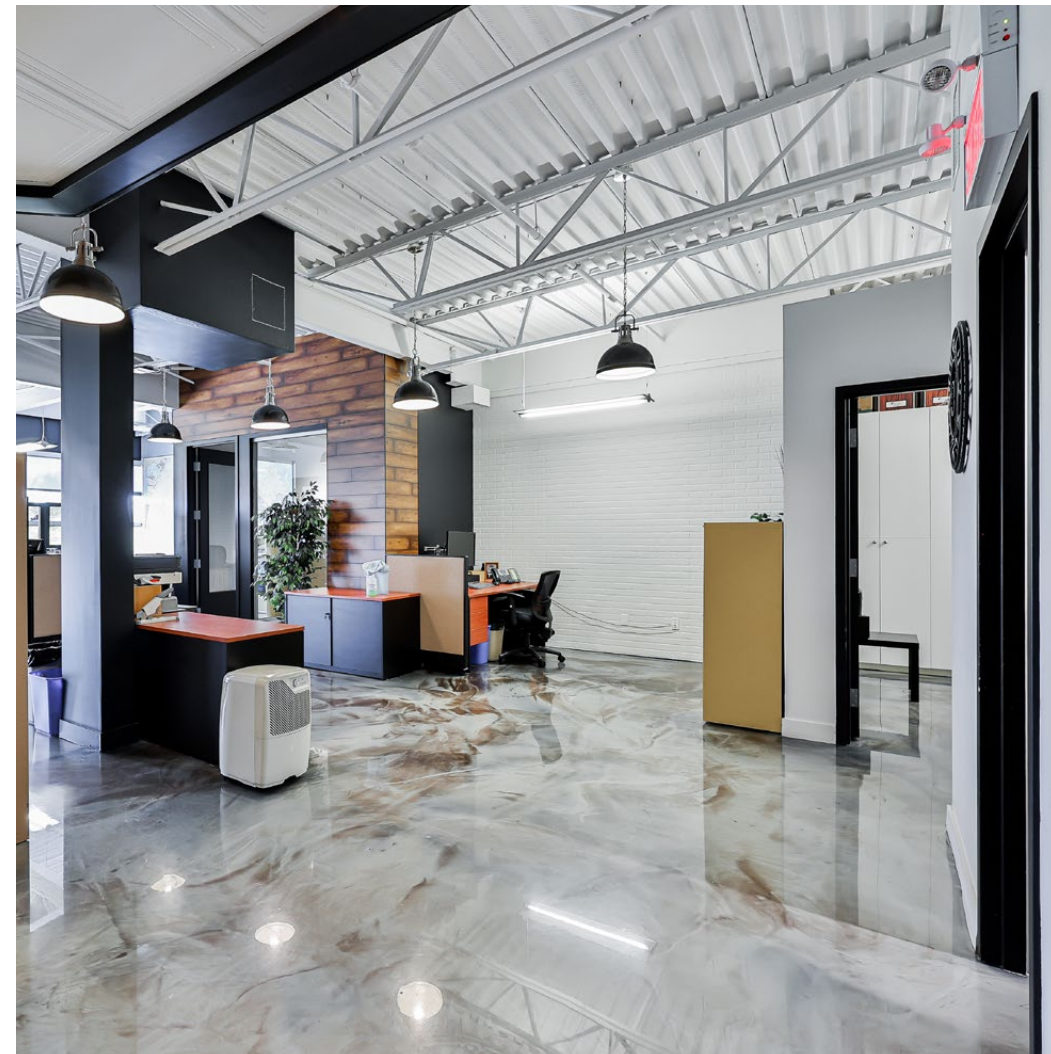
# Condo Photos | 4915 Ambroise-Lafortune Street

**± 1,500 SF available for an  
owner-occupant and/or tenant**



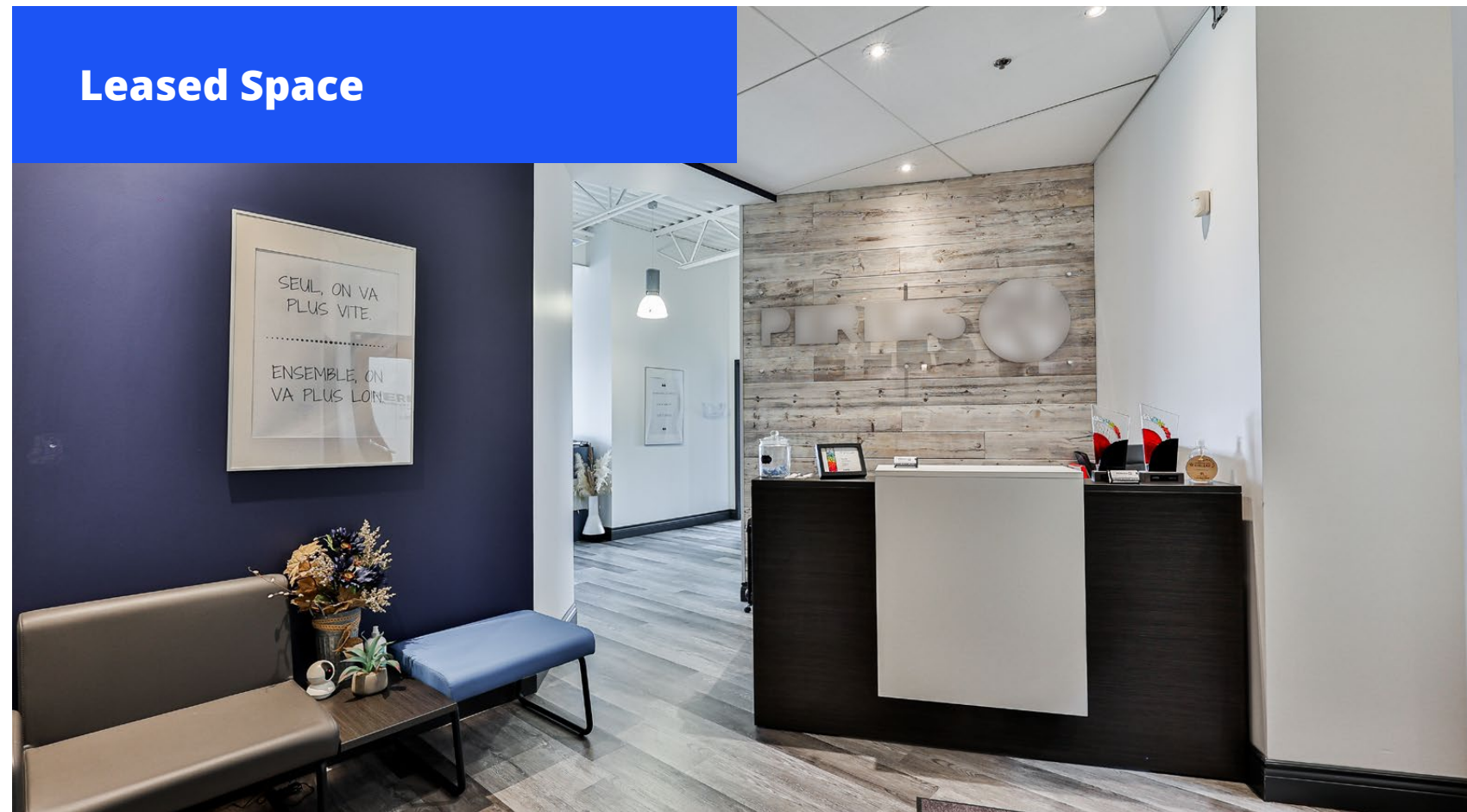
## Space Description

- 2 closed offices
- 1 meeting room
- 1 reception area
- 1 kitchenette
- 1 washroom
- 1 storage room
- 1 server room





# Condo Photos | 4865 Ambroise-Lafortune Street



## Space Description

- 5 closed offices
- 1 meeting room
- 1 reception area
- 1 kitchenette
- 1 washroom
- 1 storage room





# Location

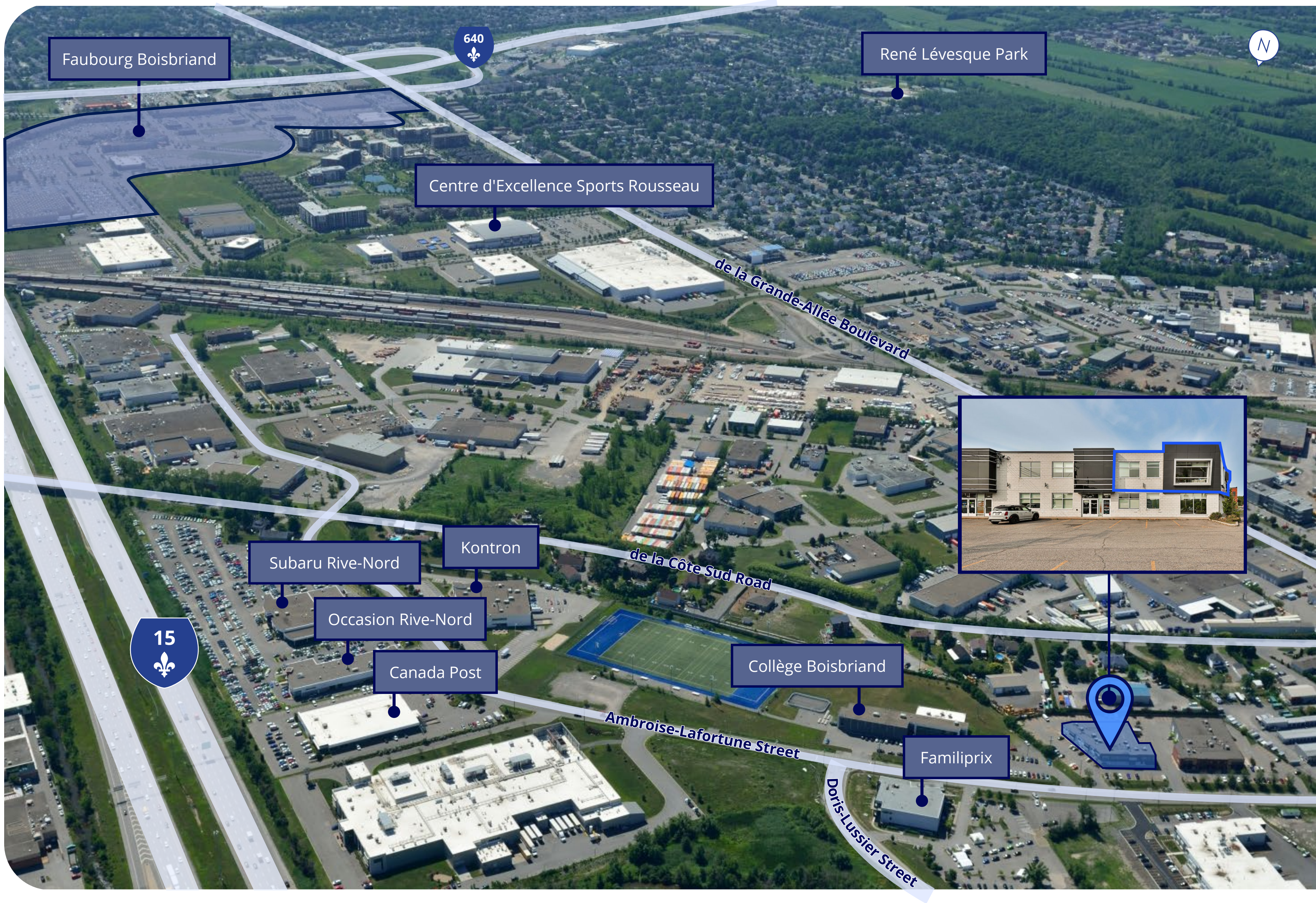
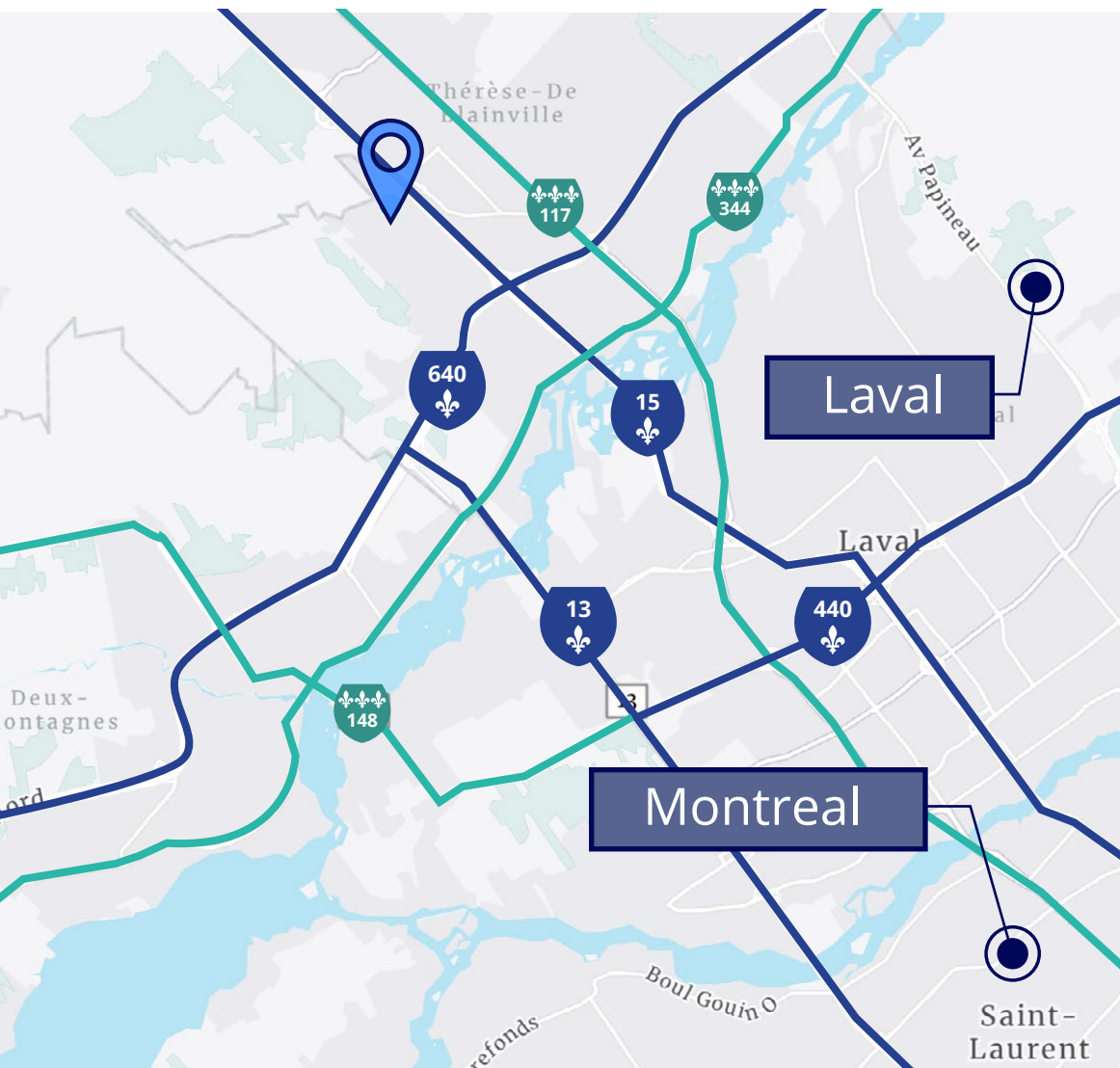
 4865-4915 Ambroise-Lafortune Street,  
(suite 201), Boisbriand | QC

 **Faubourg Boisbriand**  
5 minutes

 **Laval**  
6 minutes

 **Sainte-Thérèse**  
8 minutes

 **Montreal**  
15 minutes







4865-4915 Ambroise-Lafortune Street, suite 201, Boisbriand | QC

**Étienne Marcoux\***

Senior Vice President  
Commercial Real Estate Broker  
+1 514 467 5176  
etienne.marcoux@colliers.com

**Steve Garneau\*\***

Vice President  
Commercial Real Estate Broker  
+1 514 701 0612  
steve.garneau@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.

\* Immobilier Étienne Marcoux Inc. \*\* Steve Garneau Inc.

