

FOR SALE

PRIME COMMERCIAL PROPERTY

5501, HENRI-BOURASSA BLVD E, MONTREAL NORTH, QC



Marcus & Millichap

GRUPE MARIANI - DI GENNARO

Investment Overview

Marcus & Millichap is exclusively retained for the sale of this prime property in Montréal-Nord. Ideally positioned at Henri-Bourassa and Ste-Colette, it offers high visibility in a densely populated area.

Fully leased to Banque Laurentienne under a net lease, it ensures stable, low-maintenance income. Its proximity to Lacordaire Boulevard provides seamless access to major transit routes. Surrounded by shops and services, it serves as a high-traffic community hub.

This prime Montréal-Nord asset represents an exceptional investment opportunity, combining location, visibility, and stability in one of the city's most active commercial corridors.



Property Overview

Type: Storefront Retail/Office

Legal Description: 1 094 439

Building Size: ±3,070 sq.ft

Lot Area: ±8,148 sq.ft

Year of Construction: 1966

Zoning: C1-594

Use: Commercial



Prime Montréal-Nord Location: Nestled in a prominent commercial district within a densely populated residential neighborhood.



High-Visibility Corner: Positioned at the intersection of Henri-Bourassa and Ste-Colette Boulevard, ensuring excellent exposure to both pedestrian and vehicular traffic.



Strong Tenant Presence: Fully leased to Banque Laurentienne under a single-tenant, net lease.



Ease of Management: As a net-leased property, it requires minimal management involvement, making it an attractive option for investors.



Excellent Connectivity: Close to Lacordaire Boulevard, providing seamless access to major transit routes and fostering convenience for tenants and customers.



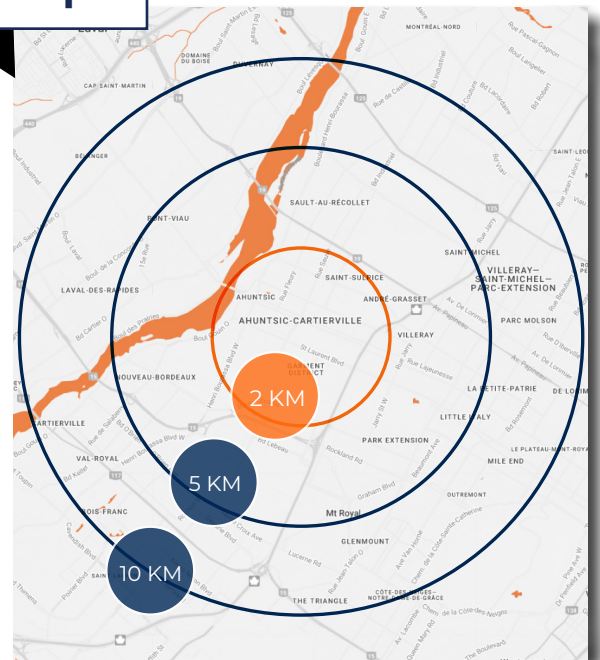
Community Hub: Surrounded by shops, services, and amenities, ensuring strong foot traffic and a vibrant commercial environment.

Location Overview



MASCOUCHE - EXO

Map



Demographics

| | 5km |
|---------------------------|----------|
| Current Population (2023) | 336,036 |
| Daytime Population | 314,978 |
| Median Age | 41.3 |
| Households (2023) | 137,721 |
| Per Capita Income (2023) | \$29,529 |



Contact Us

Adamo Mariani

Real Estate Broker
Vice-President, Investments
Adamo.Mariani@marcusmillichap.com
438 844 6520

Jesse Di Gennaro

Real Estate Broker
Vice-President, Investments
Jesse.DiGennaro@marcusmillichap.com
438 844 6521

Philippe Moisan

Real Estate Broker
Associate, Investments
Philippe.Moisan@marcusmillichap.com
438 844 6515

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