



11310 Notre-Dame Street East, Montréal-East | QC

For Sale or For Lease

Commercial / office condos of $\pm 3\,327$ SF and $\pm 5\,570$ SF with excellent visibility on a busy artery.

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Colliers

Aperçu des condos

Condo 1 area	± 3,327 SF	
Condo 2 area	± 5,570 SF	
Floor	Ground floor	
Availability	Immediate	
Column spacing	± 20' to ± 25'	
Electric entry	60 A or 100 A / 600 V	
Heating	Electric	
Air conditioning	Yes	
Sprinklers	Yes	
Construction	Brick, steel and concrete blocks	
Parking	Possibility of purchasing indoor parking and street parking available	
Lot number	6 260 791	
Zoning	H4, C1, C5, P1, P2	
Year built	2018	
Taxes	Municipal (2024):	\$82,083
	School (2024-2025):	\$2,468
	Total:	\$84,551
Condos fees	\$2.16 / SF	
Share	9.99 %	
Operating expenses	\$8.05 / SF	

Condos located on the ground floor of a 92-unit residential building. These recently built condos are delivered in “base building” condition and can be arranged according to the needs of the buyers or tenants.

Ideal location near public transportation in a residential development area.



Independent electrical input in each condo



Fire alarm system and emergency generator



Central hot water, plumbing and wiring ready for distribution



Accessible to people with reduced mobility

Condos Plans

Laurendeau Avenue



Broadway Avenue



In Proximity

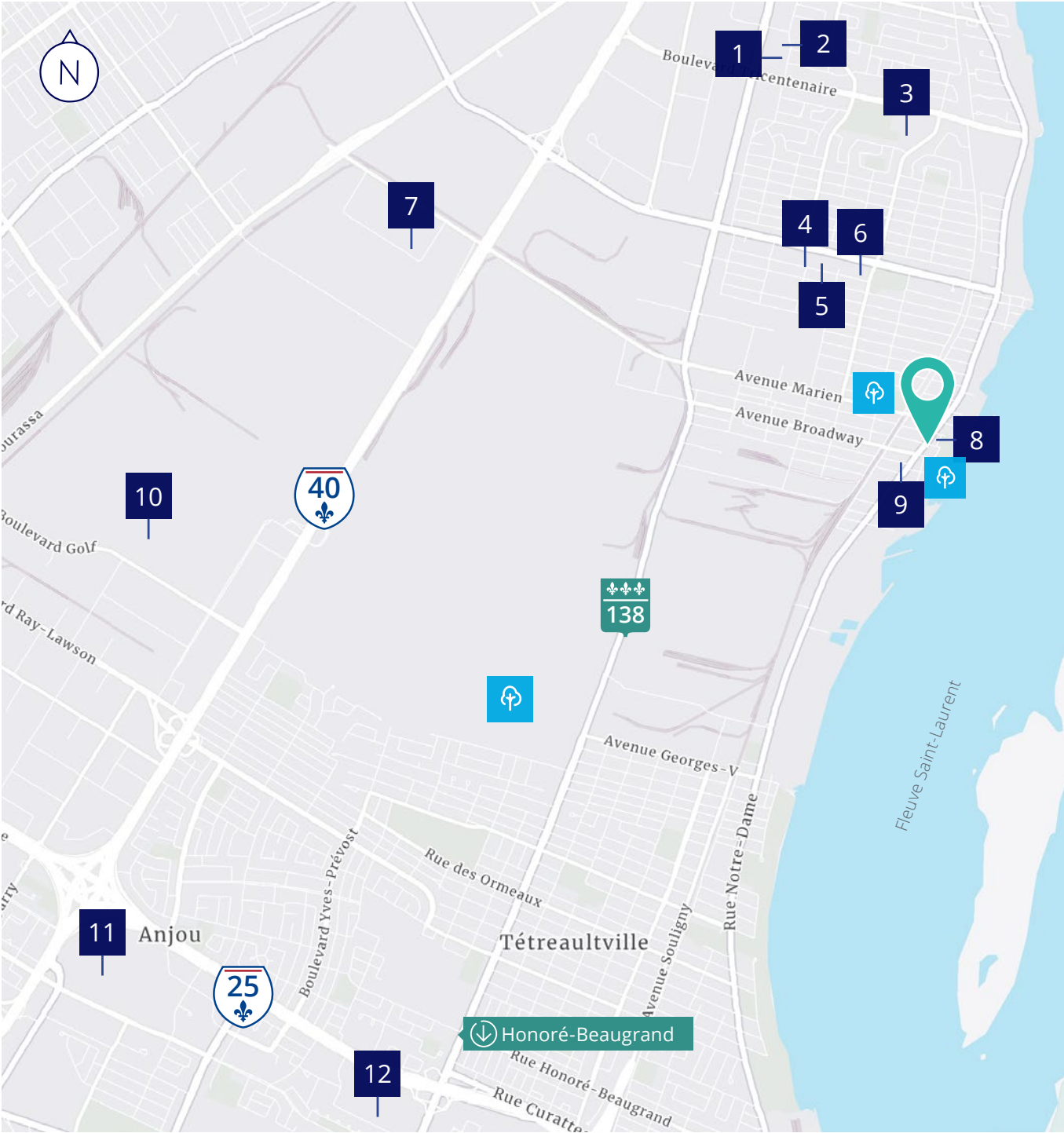


11310 Notre-Dame Street East, Montréal-East

1	Maxi
2	Walmart
3	École secondaire Daniel-Johnson
4	Métro Plus
5	Jean Coutu
6	Postes Canada
7	Fedex
8	Familiprix
9	École primaire Saint-Octave
10	Club De Golf Métropolitain Anjou
11	Galerias d'Anjou
12	Place Versailles



Parcs et espaces verts



2 km radius



17 828



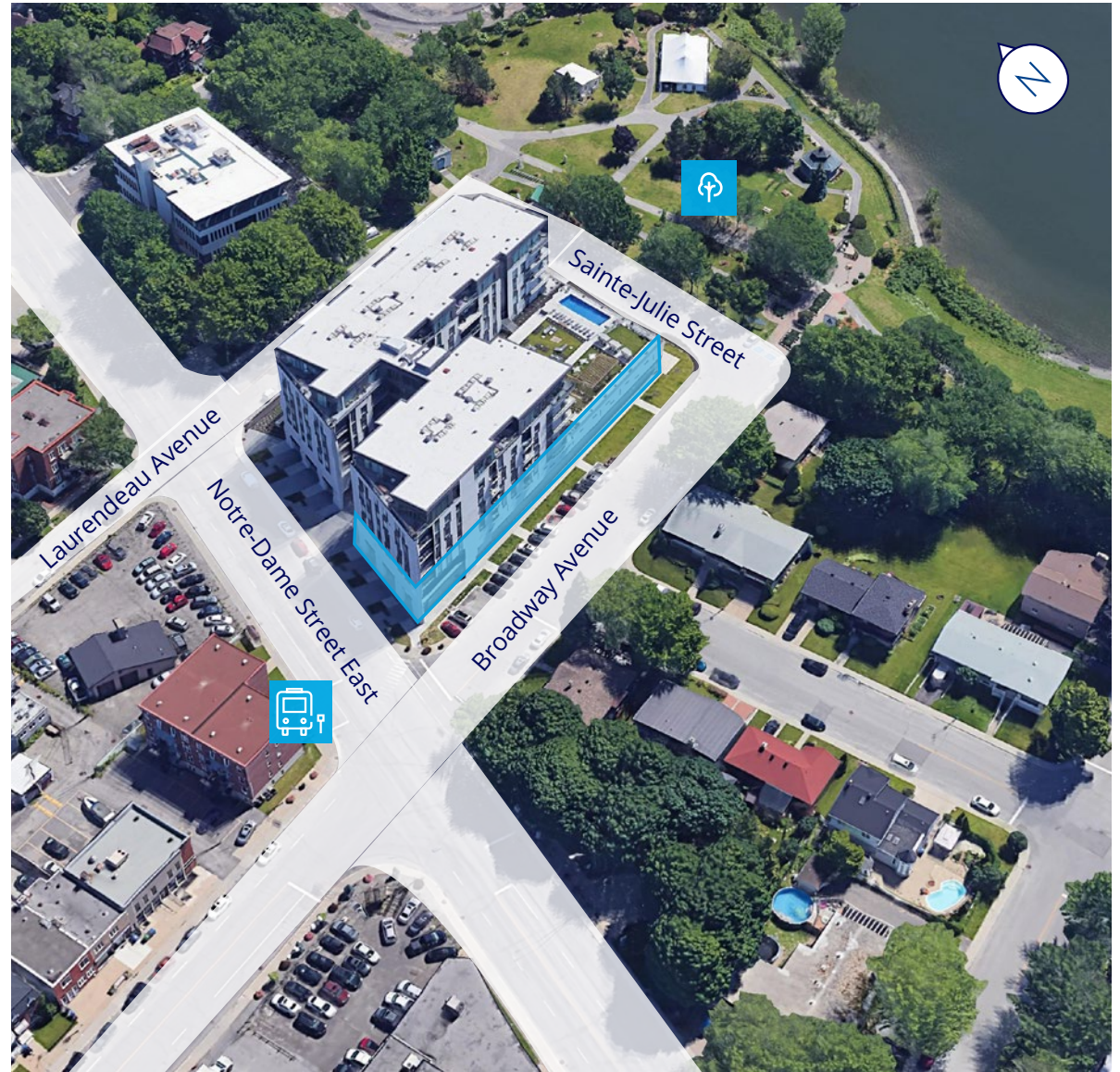
41.2



\$89,853



91.9 %





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