



Richard Boivin, Residential and Commercial Real Estate Broker, on behalf of:

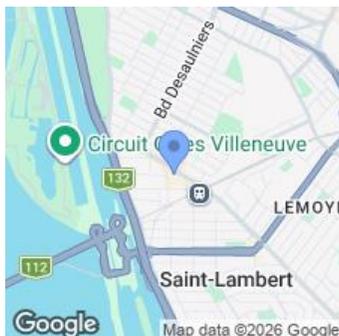
**Boivin équipe immobilière**  
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Centris No. 12660499 (Active)

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**\$1,595,000 + GST/QST**

**579-581 Av. Victoria**  
**Saint-Lambert**  
**J4P 3R2**  
**Region** Montérégie  
**Neighbourhood**  
**Near**  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1893, Century
<b>Property Use</b>	Residential and commercial	<b>Lot Assessment</b>	\$365,500
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$291,400
<b>Total Number of Floors</b>	3	<b>Total Assessment</b>	\$656,900 (242.81%)
<b>Building Size</b>	27.2 X 46.5 ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	37.2 X 108 ft irr	<b>Certificate of Location</b>	Yes (2015)
<b>Lot Area</b>	3,934.21 sqft	<b>File Number</b>	
<b>Cadastre</b>	2 391 602, Cadastre du Québec	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential, Commercial	<b>Deed of Sale Signature</b>	15 days PP Accepted

**Monthly Revenues (residential) - 1 unit(s)**

<b>Apt. No.</b>	A	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	Heating, Outdoor parking (1), Water taxes, Hot water, Snow removal, Lawn
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>		<b>Excluded in Lease</b>	Internet, Electricity, Air conditioning, Cable/TV, Furnished, Partially furnished
<b>No. of Bedrooms (al2)</b>		<b>Rental Value</b>	\$2,500		
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	Ext. : 1		

**Annual Potential Gross Revenue** \$30,000 (2026-02-09)

**Monthly revenues (commercial, industrial and office) - 1 unit(s)**

<b>Type</b>	Commercial	<b>Monthly Rent</b>		<b>Included in Lease</b>	Outdoor parking (3), Taxes, Water taxes, Hot water, Snow removal, Lawn
<b>Unit Number</b>	B	<b>Type of Lease</b>		<b>Excluded in Lease</b>	Heating, Internet, Electricity, Air conditioning, Cable/TV
<b>Firm Name</b>		<b>Rental Value</b>	\$3,800		
<b>Area</b>	1,960 sqft	<b>Renewal Option</b>			
<b>Lease</b>	Owner-occupant	<b>Block Sale</b>			

**Annual Potential Gross Revenue** \$45,600 (2026-02-09)

## Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>	Poured concrete, Stone	<b>Renovations</b>	
<b>Roofing</b>	Asphalt shingles	<b>Pool</b>	
<b>Siding</b>		<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Dividing Floor</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Hot water	<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Property/Unit Amenity</b>		<b>Occupancy</b>	
<b>Building Amenity</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

## Exclusions

## Remarks

Located on one of Saint-Lambert's most sought-after thoroughfares, this building enjoys a prime location in the heart of a lively area where cafés, restaurants, and retail stores are permitted. The commercial space offers great potential, with an existing rear terrace, the possibility of a front terrace (to be confirmed), and a multipurpose annex. Upstairs, the two-level residential unit offers two bedrooms and a large loft on the third floor. Residential use would be protected by acquired rights, subject to verification by the buyer.

## Addendum

Located on one of Saint-Lambert's most sought-after thoroughfares, this commercial building enjoys an absolutely exceptional location in the heart of a vibrant area where restaurants, cafés, and retail stores are permitted.

This space is ideal for:

- An artist, designer, or self-employed professional
- A creative workshop, studio, or inspiring living space
- An owner-occupier who wants to live above their business in a stimulating environment

Why this building stands out

Prime location in Saint-Lambert

Flexible and sought-after commercial use

Potential for a double terrace

Perfect mix of investment, quality of life, and creativity

A rare opportunity in an area where properties of this type are scarce

A building that ticks all the boxes for an ambitious, sustainable project deeply rooted in local life.

**\*\*The SELLER informs the BUYER that residential use on the upper floor would be protected by acquired rights despite the current zoning. The BUYER will make all necessary verifications according to the use they intend to make of it.\*\***

A true prime spot, known for its high traffic, visibility, and sought-after urban village atmosphere.

Ground floor - Commercial

The commercial space offers remarkable potential for a variety of concepts :  
Café | Restaurant | Dairy | Specialty shop | Signature concept

The building features:

- An existing rear terrace, perfect for a loyal clientele and an intimate atmosphere
- Potential for a front terrace (to be confirmed according to municipal authorizations), a major asset on this strategic thoroughfare
- A rear annex, offering flexibility in layout, production space, storage, or concept expansion

The residential floor - Inspiration and creativity

The two-level residential unit features two bedrooms and an impressive loft on the third floor, a space brimming with character and creative possibilities.

**Sale with exclusion(s) of legal warranty : La présente vente est faite sans garantie légale de qualité, aux risques et périls de l'acheteur.**

**Seller's Declaration**

No

In compliance with environmental protection laws, The deeds are in the seller's possession since 2016

**Source**

RE/MAX PERFORMANCE INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.

# Financial Summary

579-581 Av. Victoria Saint-Lambert J4P 3R2

<b>Potential Gross Revenue (2026-02-09)</b>		<b>Residential</b>	
Residential	\$30,000	<b>Type</b>	<b>Number</b>
Commercial	\$45,600	5 ½	1
Parking/Garages		<b>Total</b>	<b>1</b>
Other		<b>Commercial</b>	
<b>Total</b>	<b>\$75,600</b>	<b>Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		Commercial	1
Residential		<b>Total</b>	<b>1</b>
Commercial		<b>Others</b>	
Parking/Garages		<b>Type</b>	<b>Number</b>
Other		Gross Income Multiplier	21.10 <sup>3</sup>
<b>Total</b>		Price per door	\$1 595 000
<b>Effective Gross Revenue</b>	<b>\$75,600</b>	Price per room	\$319 000 <sup>1</sup>
<b>Operating Expenses</b>		Coefficient comparison of number of rooms	5.00 <sup>1</sup>
Municipal Tax (2026)	\$15,455	Total number of rooms	5 <sup>1</sup>
School Tax (2026)	\$490		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$15,945</b>		
<b>Net Operating Revenue</b>	<b>\$59,655</b>		



Frontage



Patio



Patio