

4238 Saint-Laurent Blvd, Montreal, QC

Own Your Office Commercial Condo Opportunity Tailored to Your Needs

Situated in the heart of Montreal's vibrant Plateau Mont-Royal, 4238 Boulevard Saint-Laurent offers a prime commercial condo opportunity. This location boasts excellent public transportation options, including nearby metro stations and bus routes, as well as dedicated bike lanes and a high walkability score. Surrounded by boutique shops, diverse dining options, cultural attractions, and parks, the area provides a lively and convenient setting. With significant historical and cultural importance, "The Main" is renowned for its multicultural vibrancy and artistic influence. The neighborhood's ongoing development and increasing property values make this a strategic investment for urban living and business needs.

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Neighbourhood Roundup



Multiple bus lines on Boulevard Saint-Laurent, every 200-300 meters



Sought out area for retailers



Dedicated bike lanes & Closest BIXI Bike station 200 meters away



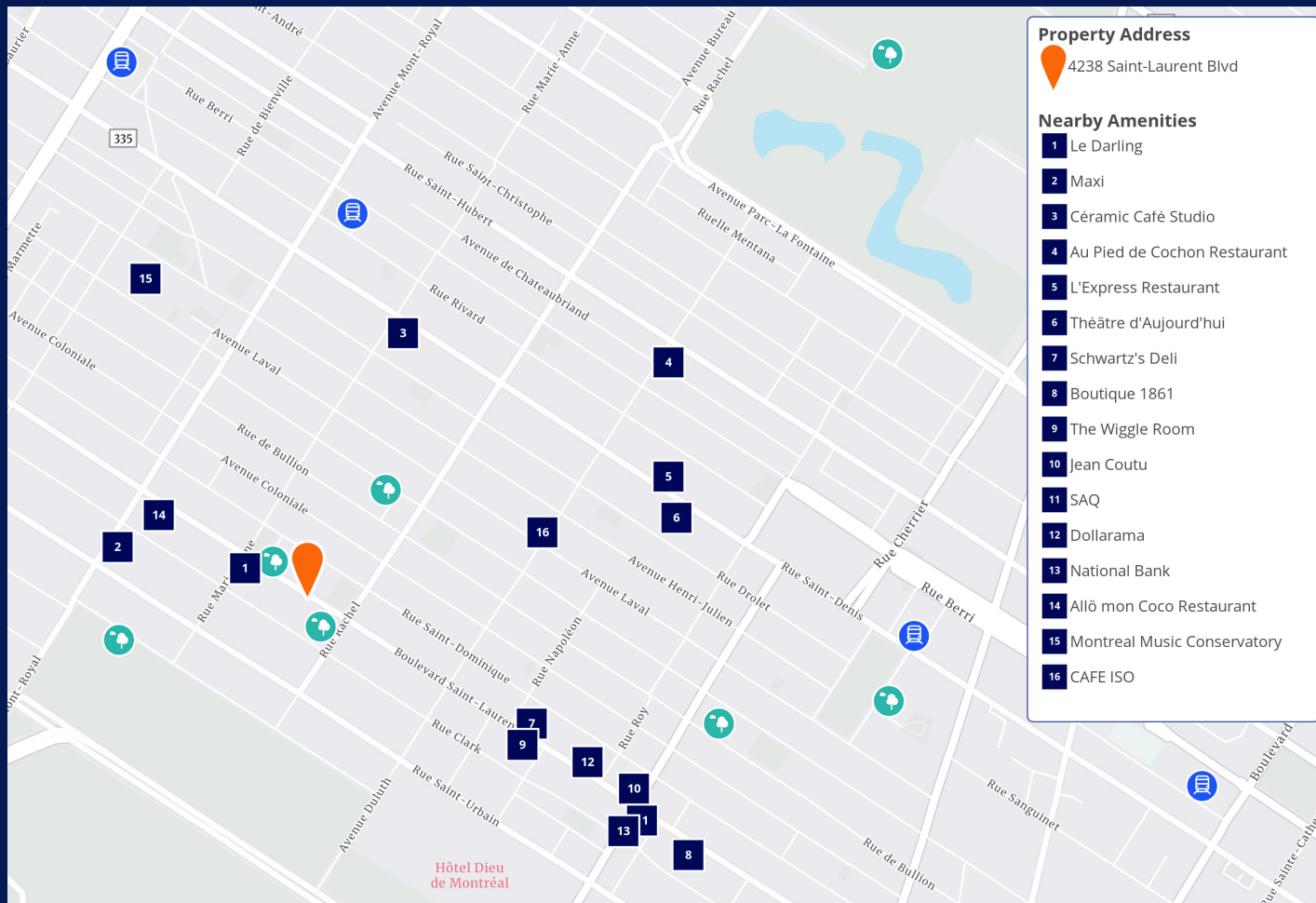
Popular Dining and Nightlife Area



Proximity to iconic parks, recreational spots, & cultural attractions



Mont-Royal Metro (15-minute walk)
Laurier Metro (17-minute walk)



Demographics 2km Radius



Average Household Expenses

\$85,901



Median Household Income

\$68,831



Property Overview

Sale Price

\$2,400,000

Municipal Evaluation 2023-2025

Land	\$334,400
Building	\$1,117,600
Total	\$1,452,000



Building information

Building area	4,574 SF
Property type	Commercial
Year built	1910, Fully renovated
Lot number	3 649 247 (exclusive)
Amenities	2 Parking spaces available

Expenses

Realty tax	(\$39,721)
Condo Fees	(\$9,676)
Contribution	(\$2,711)
Snow Removal	(\$900)
Insurance	(\$2,996)
Total Operating Expenses	(\$56,004)





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