

Colliers

Prime DDO Commercial Property with Long-Term AAA Tenants

4503 Saint-Jean Boulevard,
Dollard-des-Ormeaux, QC

FOR SALE



4503 St-Jean: A Strategic Commercial Anchor in a High-Traffic West Island Corridor

4503 St-Jean is strategically positioned along Boulevard St-Jean, one of the West Island's busiest commercial arteries. The property sits at the core of a thriving retail corridor in Dollard-des-Ormeaux, an established suburban community characterized by strong demographics, steady population growth, and consistent demand for everyday services.

The location benefits from exceptional visibility and high traffic counts, connecting surrounding residential neighborhoods to major hubs such as Fairview Pointe-Claire and key access points to Autoroutes 40 and 20. Surrounded by a mix of national retailers, dining, and service-oriented businesses, the area continues to reinforce its role as a central retail and lifestyle destination for the West Island.

Fully leased to quality tenants, 4503 St-Jean represents a stable and well-situated investment opportunity in one of Montreal's most active suburban commercial districts.



**REQUEST MORE
INFORMATION**

Joe Rullier*
Executive Vice-President
Commercial Real Estate Broker
(438) 985-6724
joe.rullier@colliers.com
*Joe Rullier Inc.

[Click here to sign our confidentiality agreement
without co-broker](#)

[Click here to sign our confidentiality agreement with
co-broker](#)

Property Overview

Seize a unique investment opportunity with this well-located commercial office property in the heart of Dollard-des-Ormeaux. Fully leased to **two long-term AAA tenants**, a successful STEM school and a prominent orthodontic clinic, the modern two-storey building encompasses **5,047 SF of leasable space**. Constructed in 1988 with durable brick siding, the property occupies a generous 16,135 SF lot and provides **20 convenient surface parking stalls**. Combining a strong tenant roster, excellent accessibility, and long-term income stability, 4503 St-Jean Blvd. stands out as a secure and strategic asset within one of DDO's most vibrant commercial corridors.



Gross Leasable Area (2 Floors)

Suite 101: 2,247 SF
Suite 102: 2,800 SF



Parking

20 Surface Spaces



Structure

Brick (built in 1988)



Fully Renovated

with new plumbing/electricity/windows in 2020



AAA Tenants

Suite 101 - Inventor STEM School
Suite 102 - Atelier Ortho



Window Displays

Generous windows flood the interiors with natural light and elevate the aesthetic



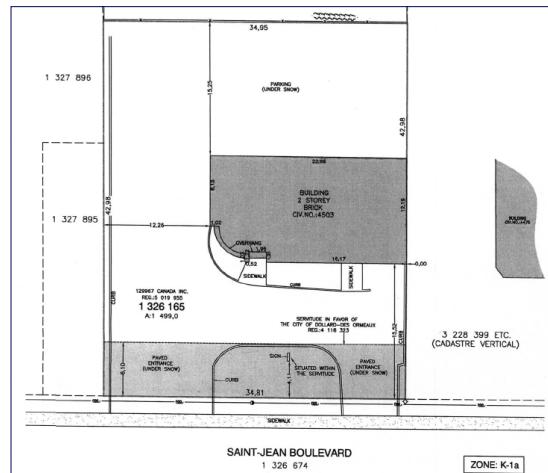
Land Area

16,135 SF



Potential Increase in Revenue

STEM school may rent up to 500 SF of parking for outdoor playground (waiting city approval)



Municipal Evaluation (2025)

Lot Number	1 326 165
Land Value	\$539,600
Building Value	\$918,300
Property Value	\$1,457,900
Municipal Taxes	\$49,478.61
School Tax	\$1,206.93

Zones K-1a, K-1b, K-1c

Office/Apartments, Hotel, Institutional, Public, Assembly, Professional Services, Group Occupancy/hospitals, Retail, Restaurants

Zoning

REQUEST MORE INFORMATION

Joe Rullier*
Executive Vice-President
Commercial Real Estate Broker
(438) 985-6724
joe.rullier@colliers.com
*Joe Rullier Inc.

[Click here to sign our confidentiality agreement without co-broker](#)

[Click here to sign our confidentiality agreement with co-broker](#)

Financial Overview

Revenues

Base Rent	\$190,250
Additional Rent	\$21,000
Effective Gross Revenue	\$211,250
Expenses	
Municipal Taxes	\$50,000
School Taxes	\$1,250
Insurance	\$5,000
Heating	\$0
Electricity	\$13,000
Snow Removal	\$3,800
Maintenance & Repair	\$1,000
Misc.	\$2,000
Management Fee	\$6,337
Total Operating Expenses	\$82,387
Net Operating Income	\$128,862

Demographic Data

3 km Radius

Total Population	79,393
Total Population Median Age	43.7
Total Households	29,268
Average Person per Private Household	2.7
Household Average Income	\$142,889
Labour Employment Rate	92.1%

Asking Price
\$2,340,000

**REQUEST MORE
INFORMATION**

Joe Rullier*
Executive Vice-President
Commercial Real Estate Broker
(438) 985-6724
joe.rullier@colliers.com
*Joe Rullier Inc.

[Click here to sign our confidentiality agreement
without co-broker](#)

[Click here to sign our confidentiality agreement with
co-broker](#)

Fully-Leased Commercial Property
in a West Island Location

4503 Saint-Jean Boulevard,
Dollard-des-Ormeaux, QC

Photo Gallery



**REQUEST MORE
INFORMATION**

Joe Rullier*
Executive Vice-President
Commercial Real Estate Broker
(438) 985-6724
joe.rullier@colliers.com
*Joe Rullier Inc.

[Click here to sign our confidentiality agreement
without co-broker](#)

[Click here to sign our confidentiality agreement with
co-broker](#)



For more information about this offering please contact:

Joe Rullier*

Executive Vice President

Commercial Real Estate Broker

(438) 985-6724

joe.rullier@colliers.com

*Joe Rullier Inc

Or click and sign one of the following confidentiality agreements:

[**Confidentiality Agreement with collaborating broker**](#)

[**Confidentiality Agreement without collaborating broker**](#)



Colliers International Montreal

1 Place Ville Marie
Suite 2170, Montreal
QC H3B 2C4
+1 514 866 1900

This document/email 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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc., Agence immobilière.

collierscanada.com

Accelerating success.