

Colliers

Prime DDO Commercial Property with Long-Term AAA Tenants

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

FOR SALE



Fully-Leased Commercial Property
in a West Island Location

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

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**

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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



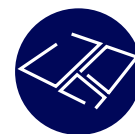
AAA Tenants

Suite 101 - Inventor STEM School
Suite 102 - Atelier Ortho



Window Displays

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



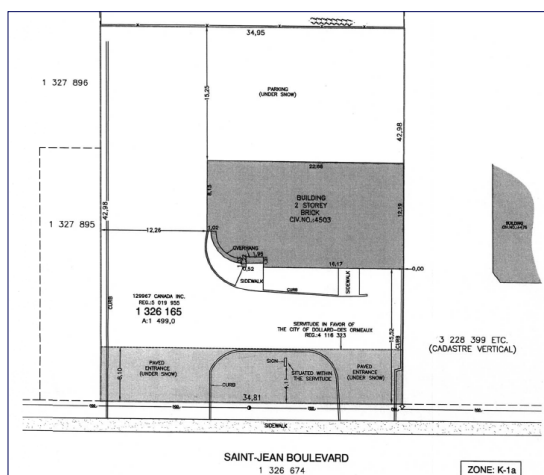
Land Area

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

Zoning

Zones K-1a, K-1b, K-1c
Office/Apartments, Hotel,
Institutional, Public, Assembly,
Professional Services, Group
Occupancy/hospitals, Retail,
Restaurants

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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

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Photo Gallery



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For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

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[Confidentiality Agreement without collaborating broker](#)



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