



COMMERCIAL CONDOS

1150-1160, de l'Avenir Boulevard, Laval
FOR SALE

Highlights



Entire ground floor and 2nd floor for sale



Stable income assured by the ground floor tenant



2nd floor available for immediate occupancy



Possibility of displaying signage



Building with an elevator



Within walking distance of Montmorency Metro station



Several STL buses serve the area



Close to highways 15 and 440



Close to multiple commercial services



Large outdoor parking lot



1150-1160, de l'Avenir Boulevard, Laval



Property summary

Construction year	2005
Number of floors	3
Elevator	Yes
Zoning	Commercial
Type of co-ownership	Divided
Use of property	Commercial and office

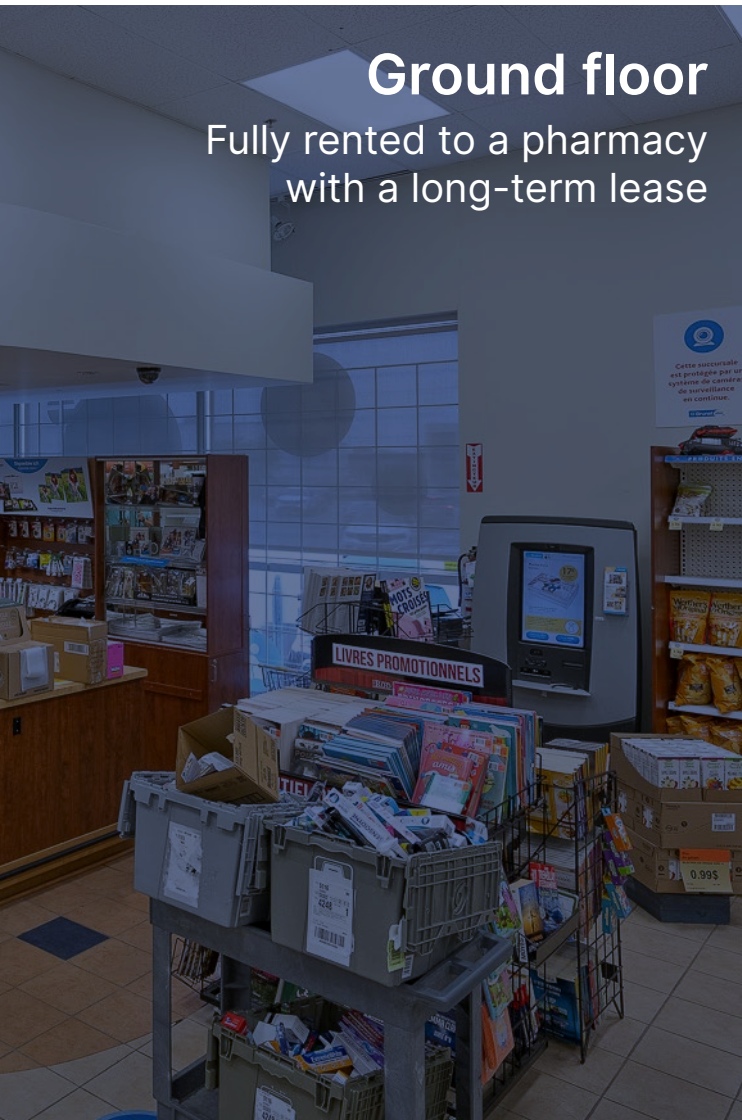
Space

Suite	Area	Layout
100	10,000 sq.ft.	Pharmacy
200	9,307 sq.ft.	Offices
Total	19,307 sq.fr.	

Financial information

Asking price	\$ 5,600,000 + GST/QST
Municipal evaluation	2022-2023-2024
Evaluation, land	\$ 725,000
Evaluation, building	\$ 4,978,000
Evaluation, total	\$ 5,703,900
Condo fees (monthly)	\$ 4,959 + GST/QST
Municipal taxes (2023)	\$ 158,417
School taxes (2023)	\$ 5,365
Taxes, total	\$ 163,100
Base rent Ground Floor	\$ 210,000
Base rent 2 nd floor	Available for the buyer

Sale without legal warranty



Ground floor
Fully rented to a pharmacy
with a long-term lease

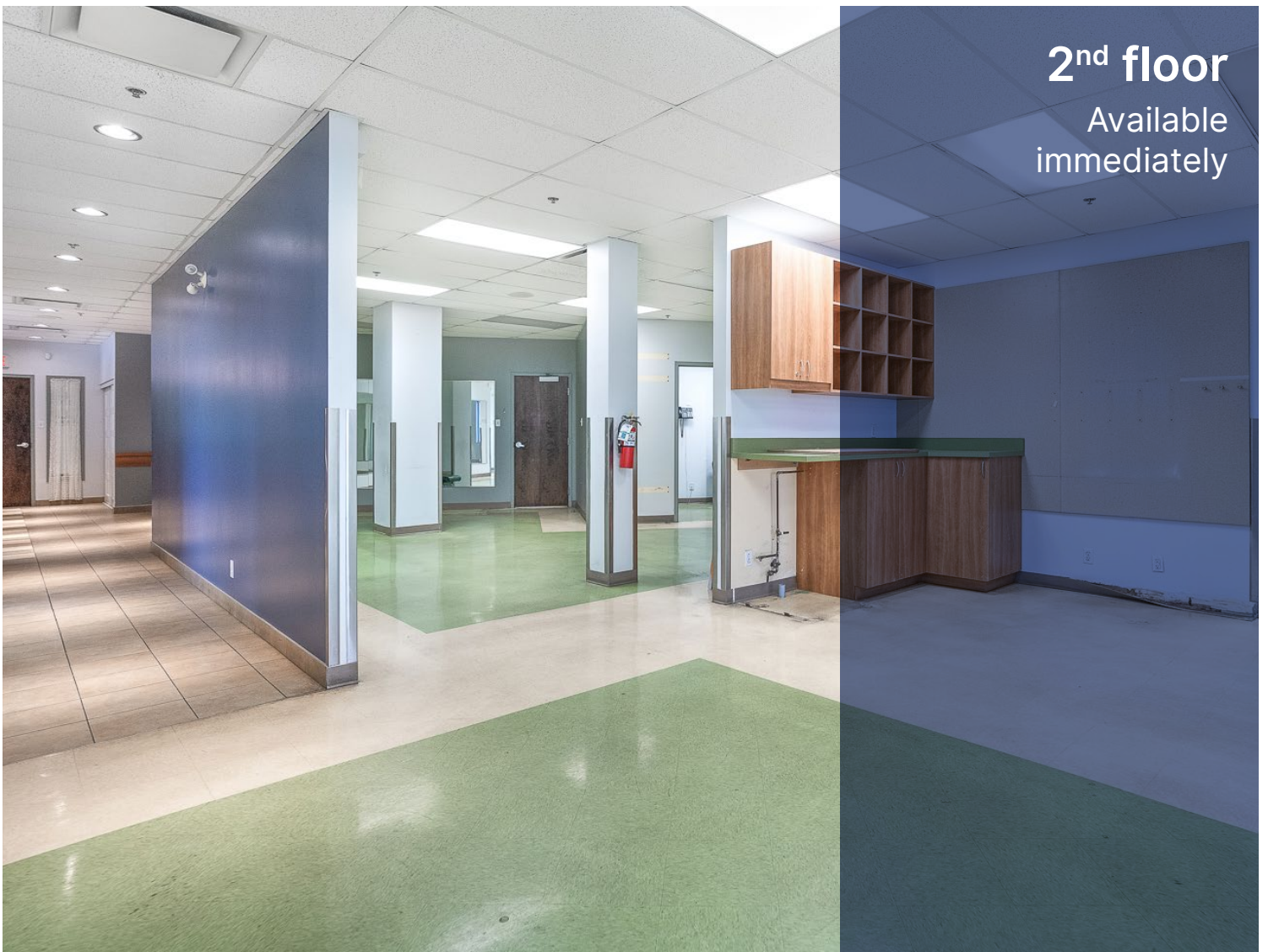
Suite 100



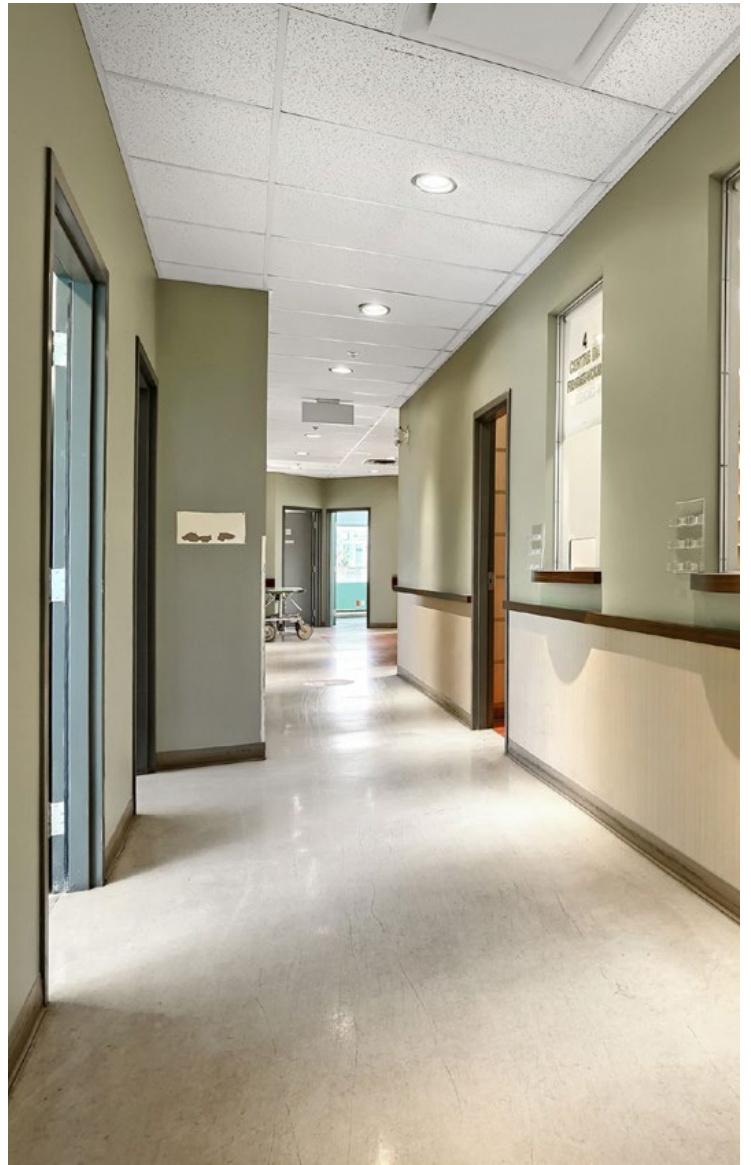
1150-1160, de l'Avenir Boulevard, Laval



Suite 200



2nd floor
Available
immediately

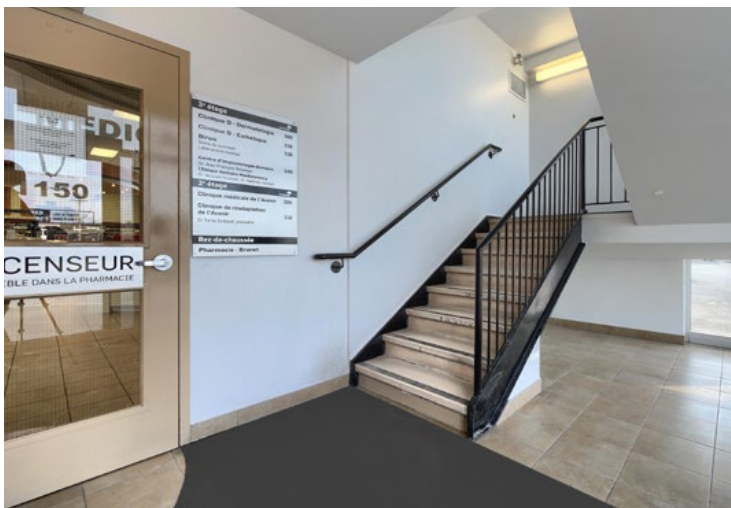
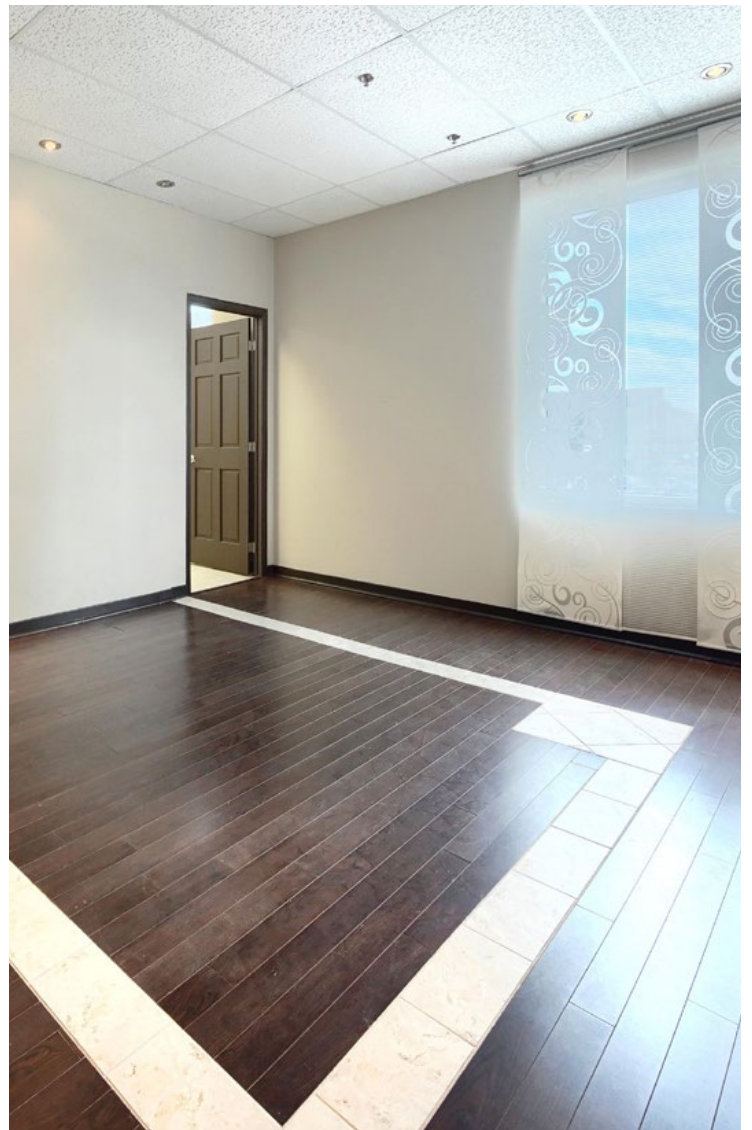
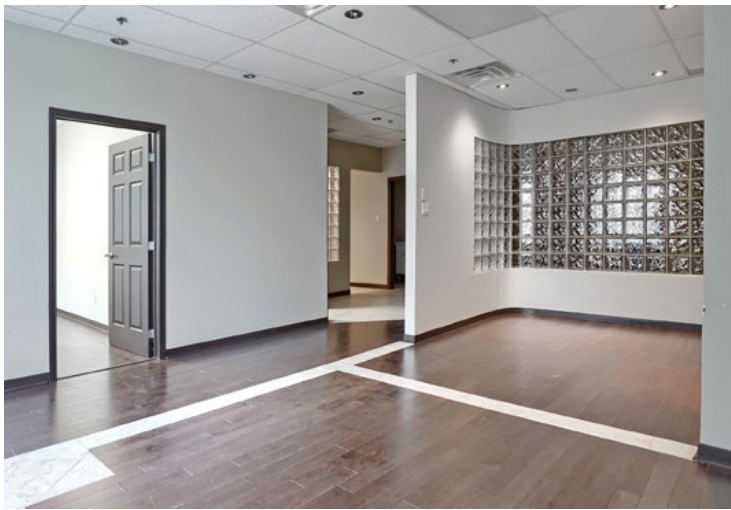


Suite 200





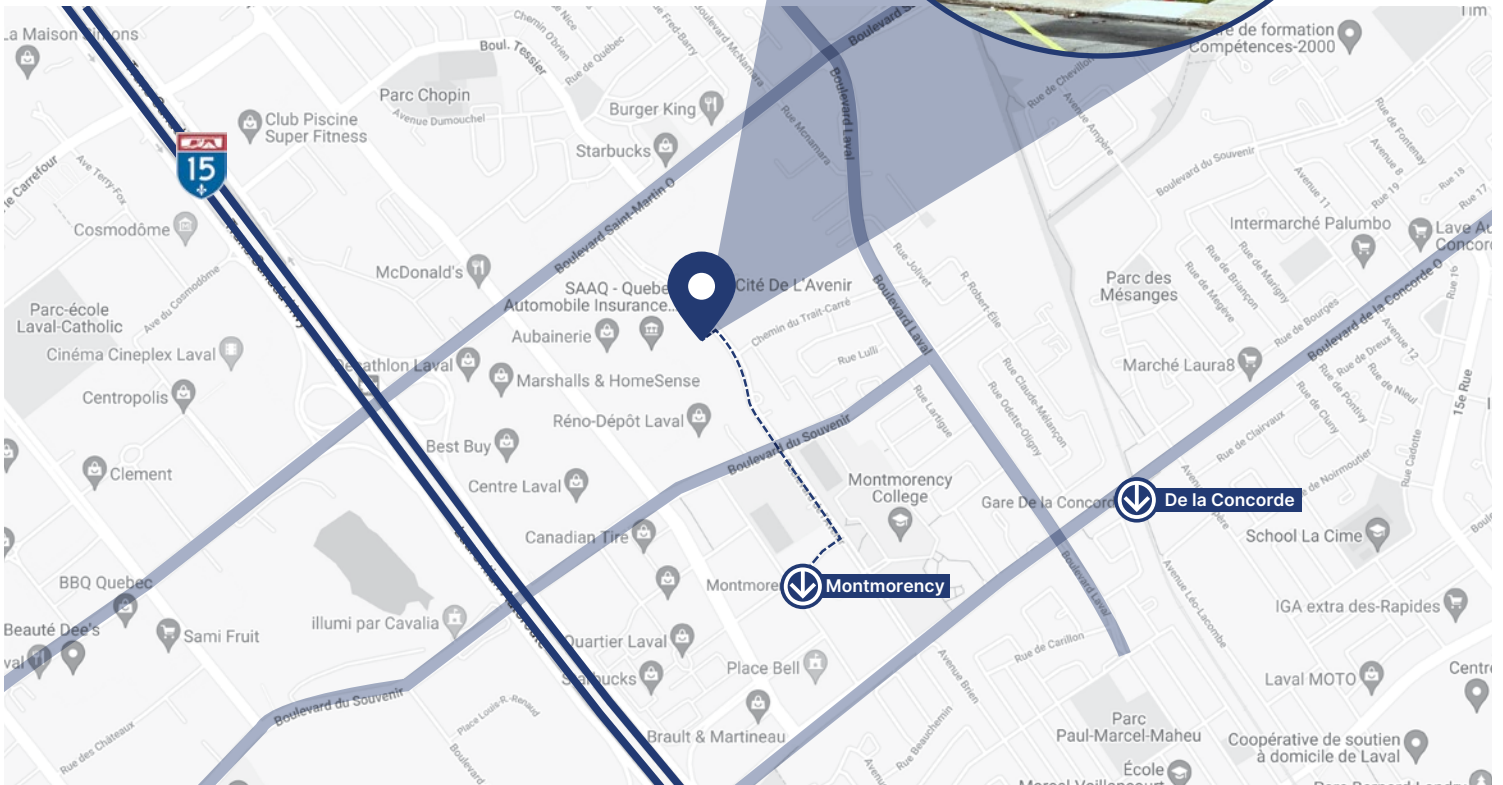
Suite 200



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Location

Strategically located a few steps from Montmorency Metro, public transportation and highways, these commercial condos guarantee exceptional visibility for your business.



Located in downtown Laval, close to Montmorency metro, public transportation and highways.

TRILLION®

real estate agency



1150-1160, de l'Avenir Boulevard, Laval
FOR SALE

Contact us

Courtage immobilier Trillion Inc.
215-655, promenade du Centropolis
Laval (Québec) H7T 0A3

514.289.8222

agencetrillion.com