

FOR SALE

39,613 SF

savills



Trans-Canada Highway, St-Laurent, Qc

PRIME COMMERCIAL LAND FOR DEVELOPMENT

Highlights

- Prime Saint-Laurent location with Trans-Canada frontage
- Rare piece of land for development on island of Montréal
- Over 200,000 passing cars daily
- Flexible commercial and office zoning with possibility for small warehouse
- Good proportions, site layout and elevations
- Bus stop located directly in front



Property Details

Total Land Area	39,613 sq. ft.
Lot number	5 790 974
Zoning	15-094

Zoning Details:

Maximum height	2 Storey & 34'
Maximum build ratio	150%
Front setback	49.2'

Permitted Uses

- Office Space
- Courier Service
- Medical Center
- Call Center
- Health & Wellness Center
- Recruitment agency

Financial Information

MUNICIPAL EVALUATION

\$920,100

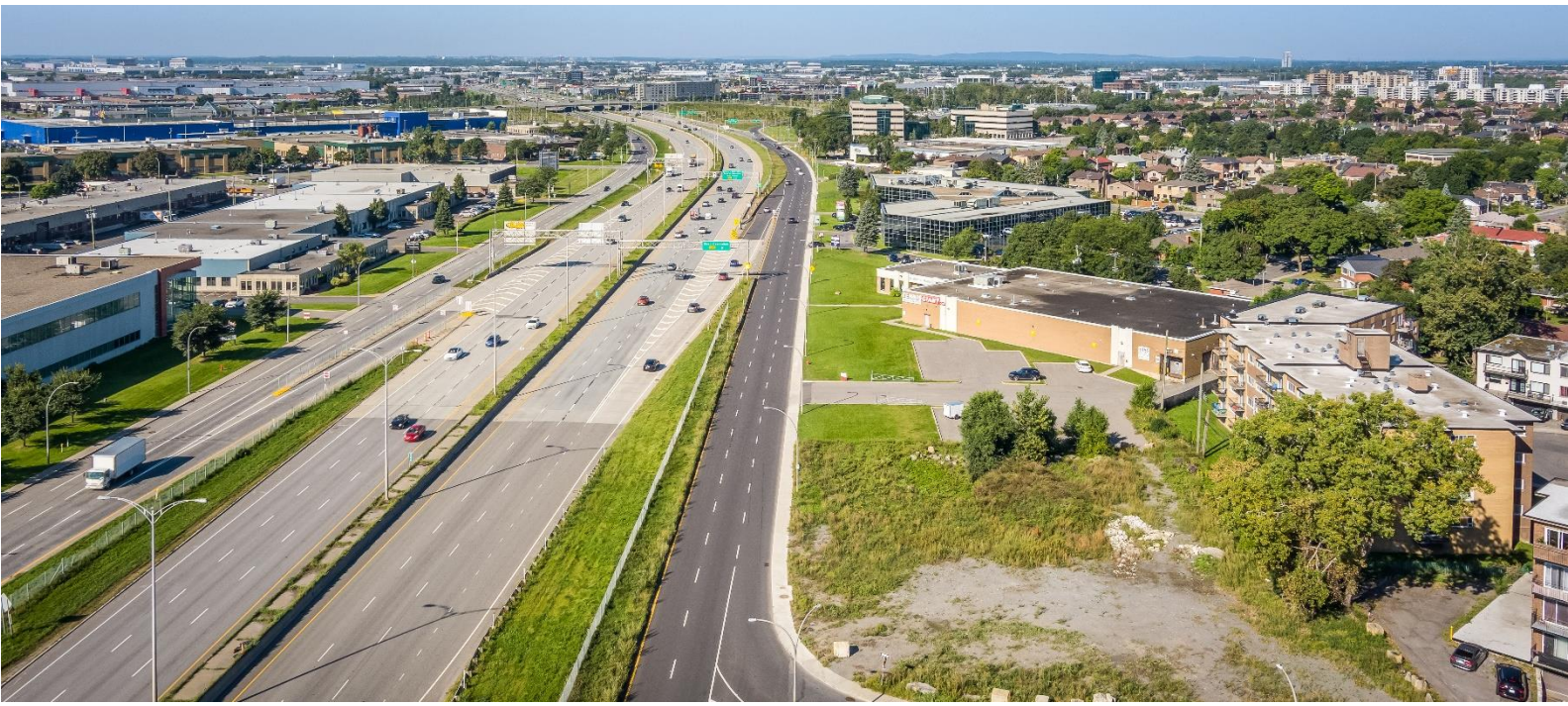
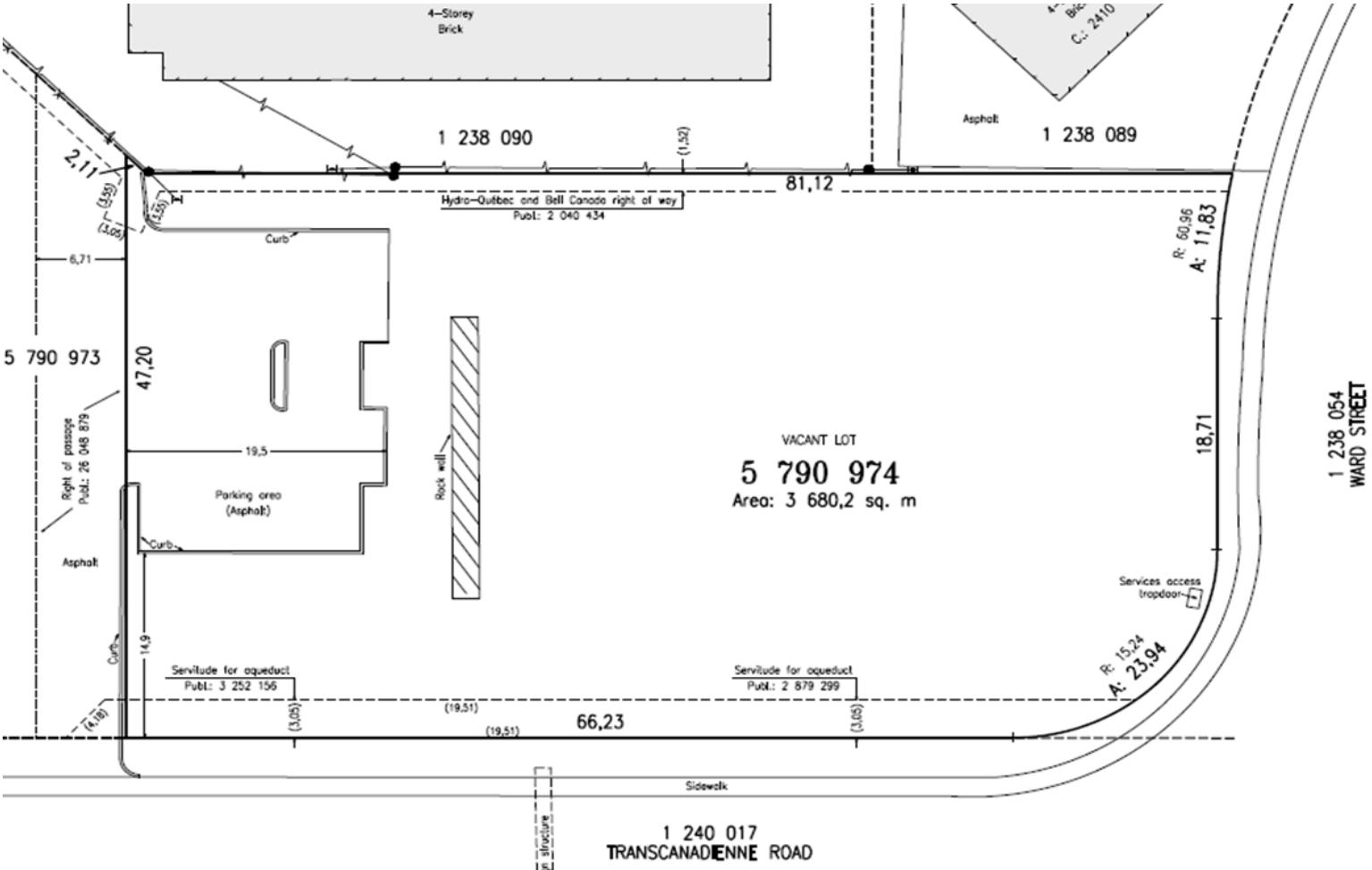
TAXES (2023-2024)

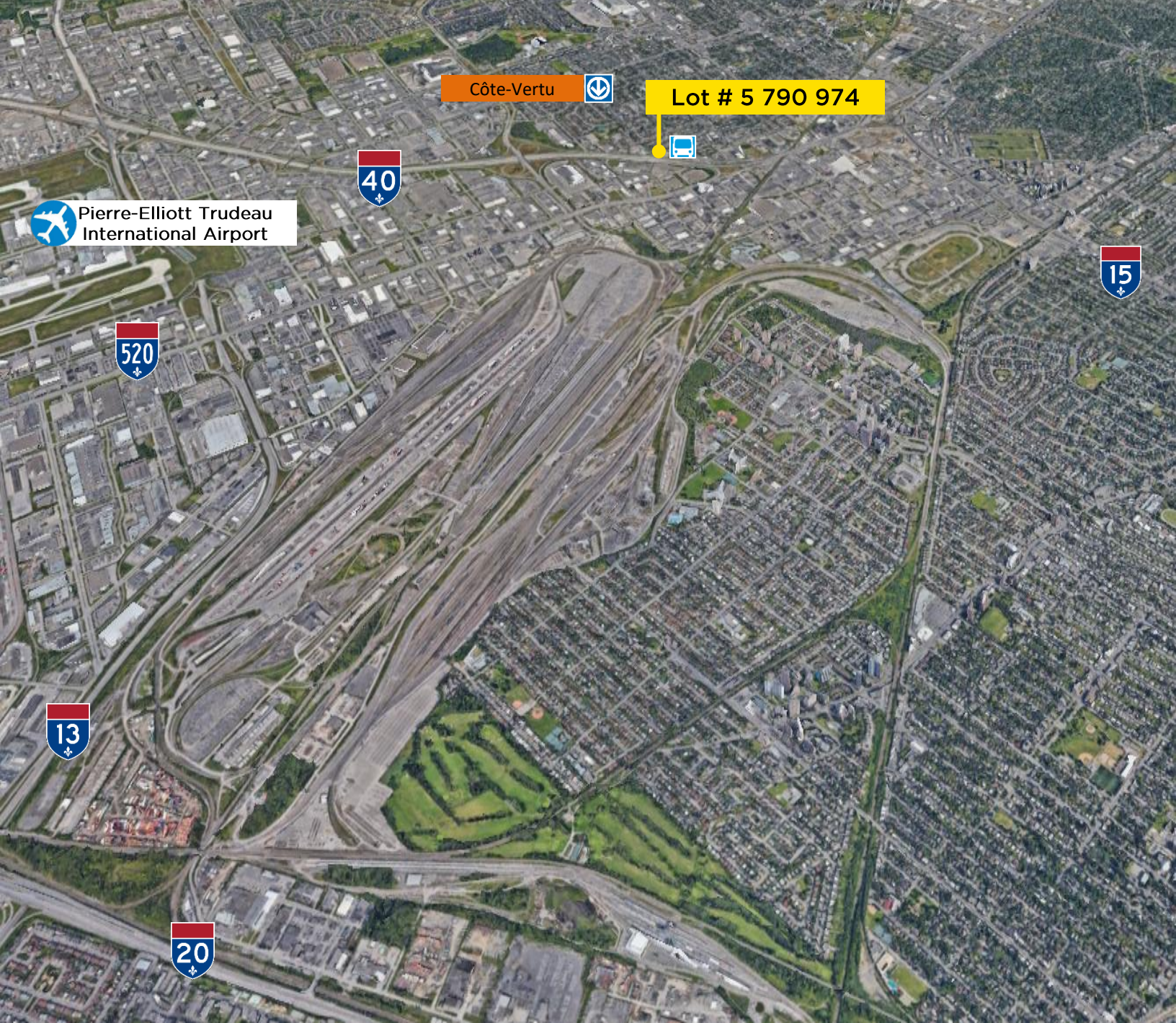
Municipal	\$10,494.85
School	\$775.38
Total	\$11,270.23

SALE PRICE

CONTACT BROKERS

Certificate of Location





Côte-Vertu

Lot # 5 790 974

Pierre-Elliott Trudeau International Airport

8.2 km from YUL
3 km from Cote-Vertu Metro



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