



Prestigious commercial condo

Commercial property for sale

13735 De la Chapelle Street, Mirabel, Québec

**AVISON
YOUNG**



Prestigious commercial space in a LEED-certified building with direct visibility on the Laurentian Highway

The opportunity

Executive summary

Avison Young is proud to present this opportunity to acquire a prestigious commercial condo. The spaces are located on the ground floor of a high-end commercial building with excellent visibility directly on the Laurentian Highway (15), in Mirabel.

The building, a **new construction** scheduled for occupancy in Summer 2026, features large windows providing abundant natural light. The units are being sold unfurnished, however, the owner offers the option of a turnkey solution.

This commercial building stands out for its **exceptional construction quality**, meeting the highest industry standards. Designed with durable materials and premium components, it offers enhanced performance, superior longevity, and optimized operating costs.

The property boasts **LEED certification**, attesting to a design focused on energy efficiency, responsible resource management, and occupant well-being. This internationally recognized certification represents a strategic advantage for companies seeking to reduce their environmental footprint while enhancing their corporate image.

Property summary

| | |
|---------------------------------|-----------------------------------|
| Address | 13735 De la Chapelle Street |
| City | Mirabel |
| Legal designation | Lot 5 374 624, Cadastre of Québec |
| Year built | 2026 |
| Availability | 2026 |
| Building type | Commercial/office condo |
| Total building area | ±30,000 square feet |
| Space available for sale | Ground floor |
| Land area | 76,728 square feet |
| Zoning | Commercial (zone C 11-18) |
| Permitted uses | C1, C2, C9-01-02, C10, P1, P4-01 |



Available spaces

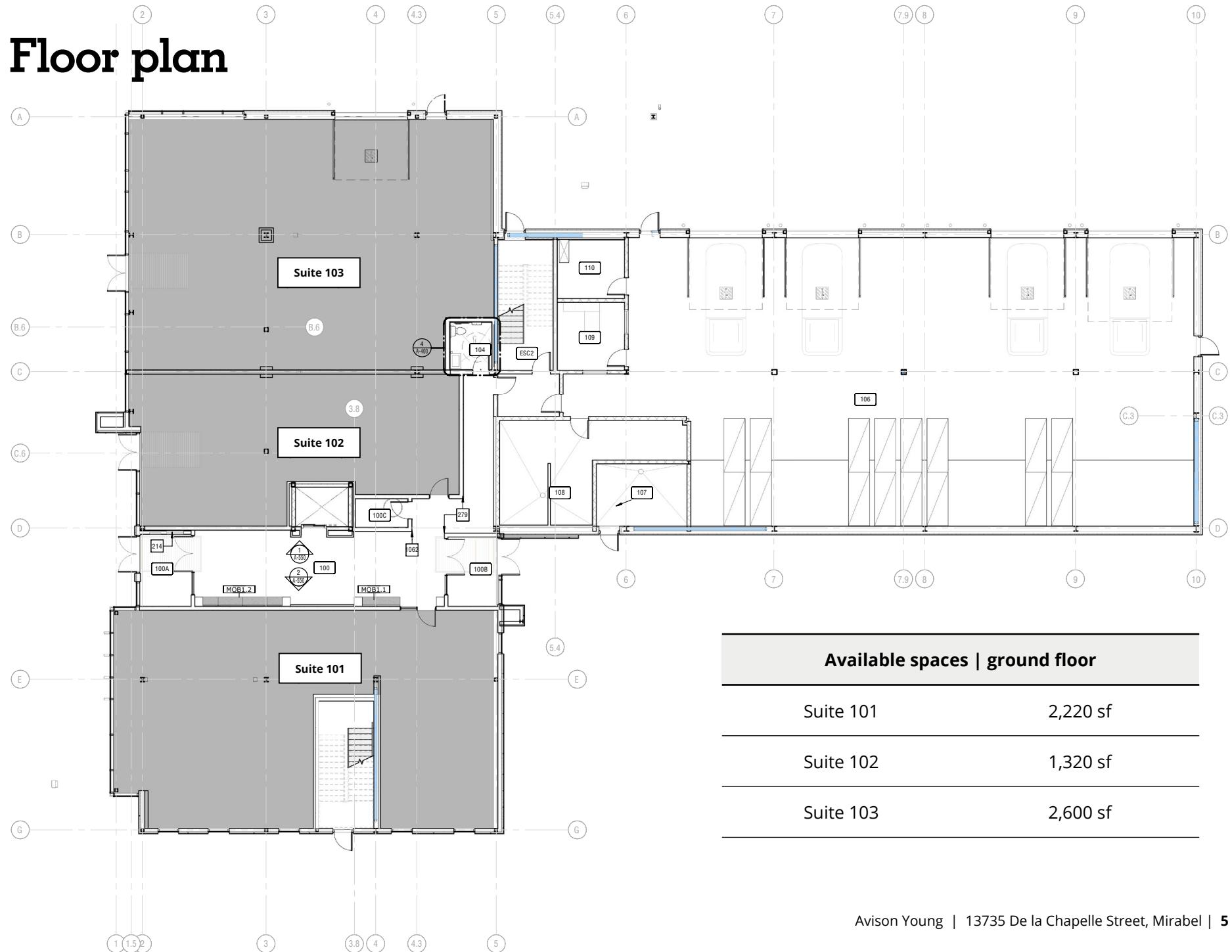
SALE

| Suite | Area | Asking price* |
|--------------------|----------|--------------------|
| Suite 101 | 2,220 sf | \$1,110,000 |
| Suite 102 | 1,320 sf | \$660,000 |
| Suite 103 | 2,600 sf | \$1,300,000 |
| Suites 102 and 103 | 3,920 sf | \$1,960,000 |
| Condo fees | | TBC |

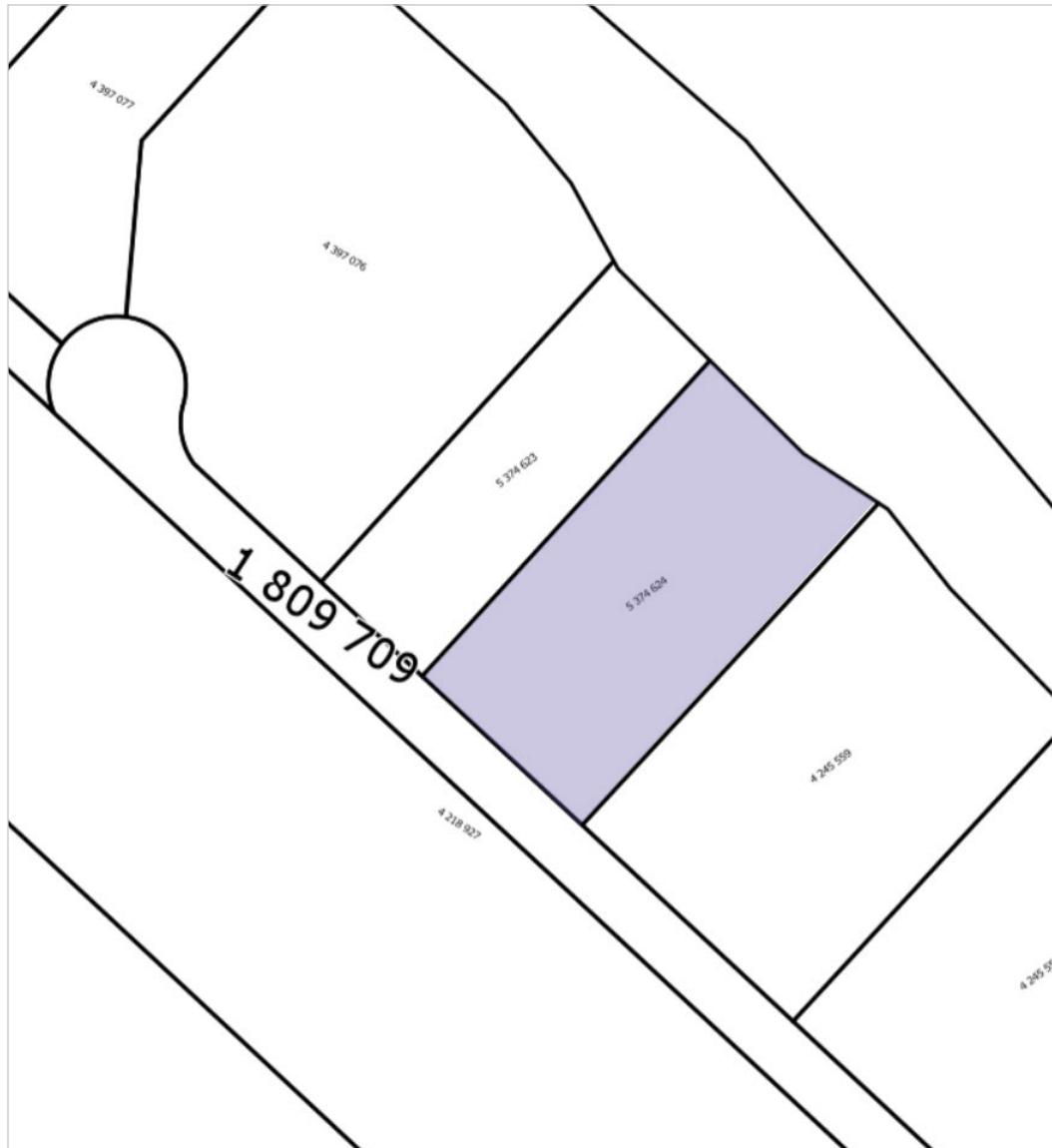
* not built out



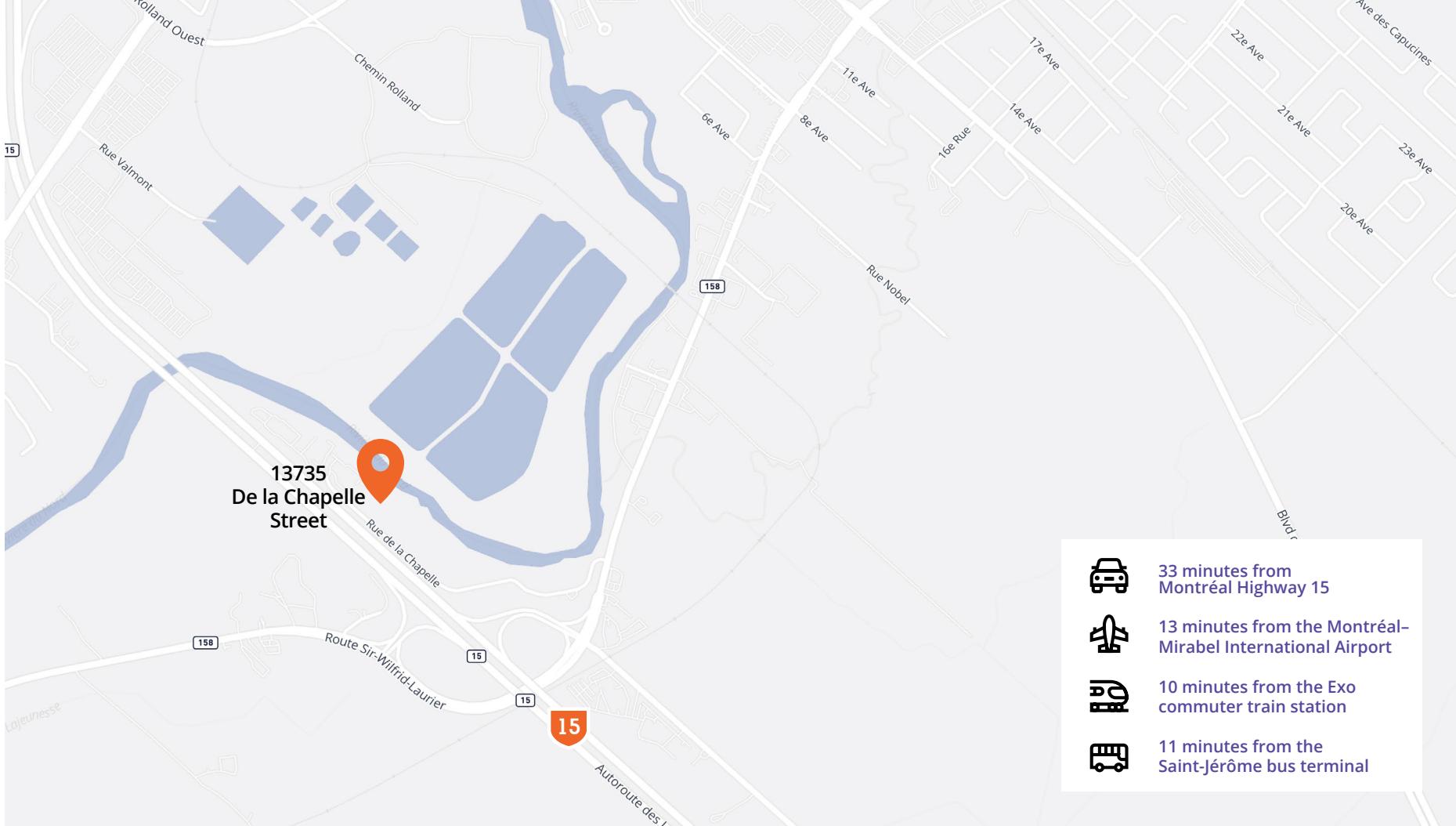
Floor plan



Cadastral plan







The property benefits from an exceptional location and visibility at the entrance to the Laurentians

Located on the edge of the Laurentian Highway (15), the property is distinguished by its exceptional visibility and remarkable accessibility.

Located near major highways such as Route 158, the Laurentian Highway (15) and the Outaouais Highway (50), the property benefits from a strategic location, a major asset for any business requiring quick access for its customers and employees.



Terms & conditions of the sale process

The "Owner" or the "Vendor" has retained the services of **Avison Young Commercial Real Estate Services, LP** (the "Agency") as the exclusive real estate agency for the sale of the property located at **13735 De la Chapelle Street** in the City of Mirabel (Québec) described herein (the "Property").

Presentation of confidential information

This marketing flyer (the "Documentation") has been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

The information used to design this document comes from various sources believed to be reliable. However, neither the Owner nor the Agency makes any affirmations, declarations, or warranty, express or implied, as to the accuracy or completeness of any information or statements contained herein or otherwise provided. The Vendor and the Agency expressly disclaim all liability for any error or omission in the Documentation or in any other written and verbal communication sent to potential buyers or made available to them.

It is understood that this Documentation may not be copied, reproduced or distributed to other persons or entities, at any time, without the prior written consent of the Owner and the Agency. This Documentation is made available to purchasers for information purposes only, and on the express condition that said purchasers will not use it for purposes other than those permitted herein. Anyone who has received the Documentation will deliver all documents received from the Agency on request and without delay without keeping any copy. By giving access to this Documentation, the Owner and the Agency do not undertake any obligation to provide any additional information before submitting a formal offer.

If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or completeness. A prospective purchaser should not rely solely

on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential buyers are invited to submit a proposal through the Agency according to the a template which will be distributed after disclosure and signing of a confidentiality agreement. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer's ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutors

All proposals should be addressed to Mr. Robert Houde.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an "as-is, where-is" basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

Avison Young Commercial Real Estate Services, LP

Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4

To the attention of:

Robert Houde
robert.houde@avisonyoung.com
514 839 0352



Contact us

For more information regarding this opportunity, please contact:

Robert Houde

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