



**For Sale**

**4240 Chemin de la Côte-de-Liesse, Mont-Royal, QC**

## **Commercial opportunity with high-ceiling showroom, office space and warehouse**

This stand-alone, high ceiling showroom, comprising some office space, a large warehouse and two elevators is an outstanding opportunity for an owner-occupier.

With high visibility from highways 15, 40, and 117, the location benefits from the traffic generated by the interchange, easy access by metro or by buses, and offers convenient surroundings, the Carré Lucerne mall, and the upcoming \$7 billion megamall, Royalmount, promising over 170 stores.

Accelerating success.

**Joe Rullier\***

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\*Joe Rullier Inc.





# Property Overview

Address	4240 Chemin de la Côte-de-Liesse, Mont-Royal, QC, H4N 2P7
Lot	1 679 210
Lot size	13,992 SF
Frontage	100 ft
Building Area	11,978 SF
Floor	2

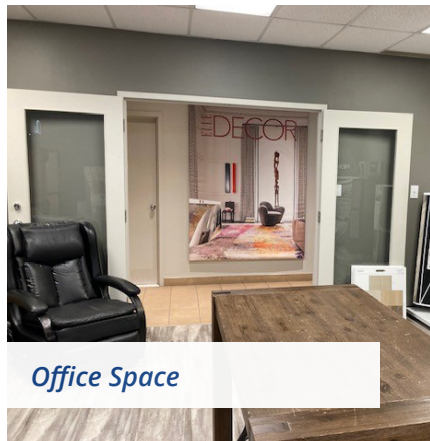
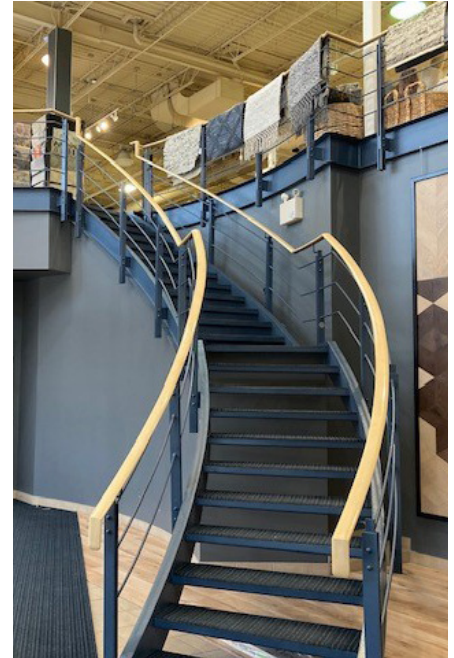
## Taxes (2022-2023)

Municipal Taxes	\$91,948.18
School Taxes	\$2,854.09
Total	\$ 94,802.27

Asked Price  
**\$ 7,900,000**  
REDUCED PRICE



*High-ceiling showroom*

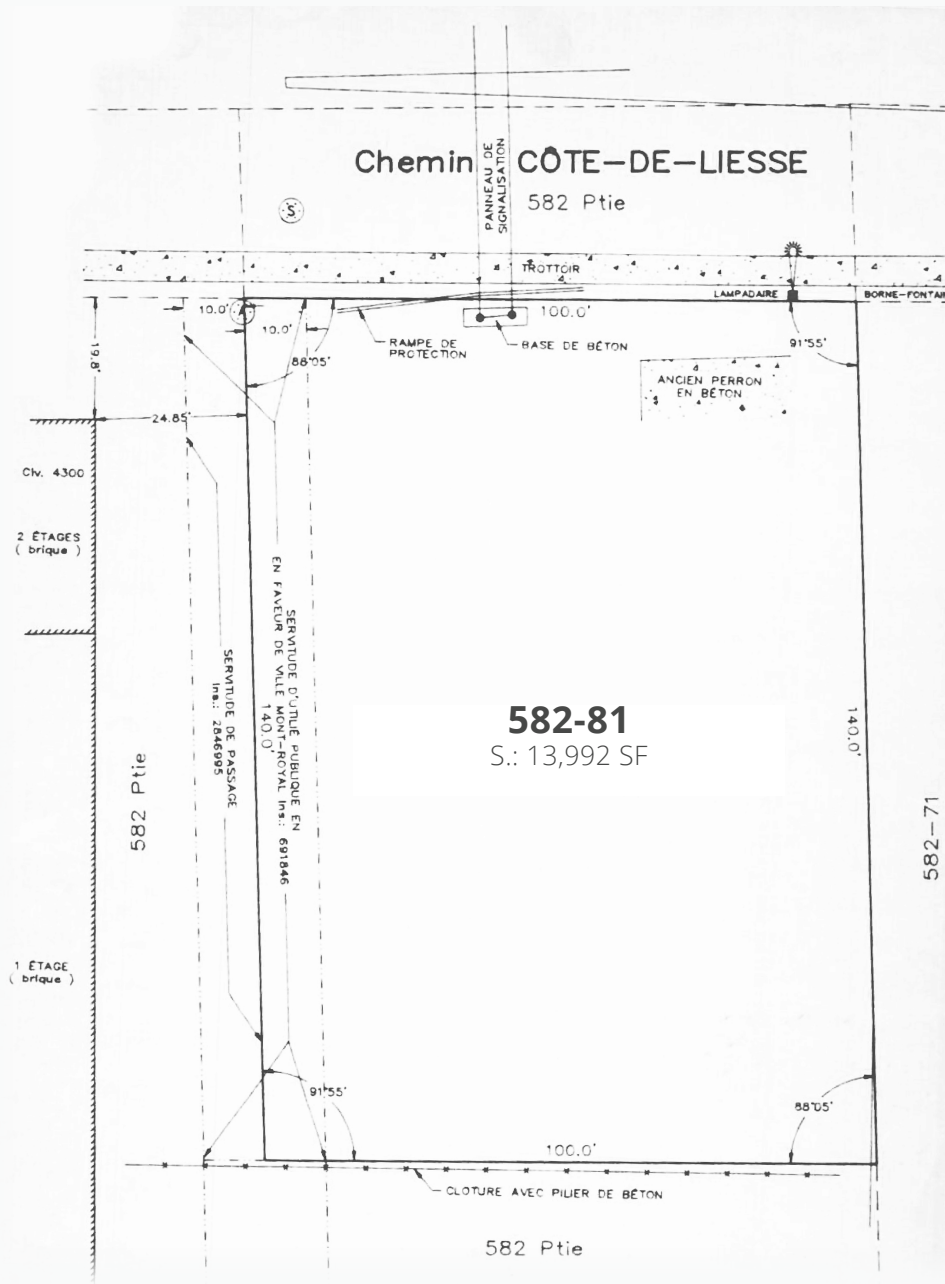


*Office Space*



*Warehouse*

# Site Plan



## Property Overview



### Year Built

2000



### Ceiling Heights

2nd Floor: 20 ft

Ground floor (back): 32ft

Ground floor (office): 10ft

Warehouse: 32ft



### Exterior Parking

15 spaces



### Inclusions

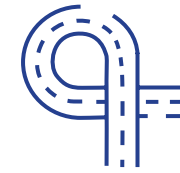
2 elevators (regular and lift)

3 bathrooms

Sprinkler system

## Surroundings

4240 Cote-de-Liesse Rd



Proximity to  
**Highways**  
15, 40, 117



Bus lines  
**100, 460, 16**



8-min walk to  
**De La Savane  
Metro Station**



6-min drive to  
**Upcoming  
Royalmount  
Megamall**

## Demographics | 1km Radius



Current  
population

**8,773**



Average  
Household Income

**\$137,750**



Average Spent  
(Current consumption)

**\$134,100**



Employment  
Rate

**92%**



Average Age

**40**









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