



4800 Avenue de l'Hôtel-de-Ville

For
sale

Montreal, H2T 2B3 [↗](#)



Executive summary

ASKING PRICE

1 800 000 \$

PROJECT TYPE

Mixed

AREA (SQFT)

3 714

\$ / SQFT

485 \$

SITE ADVANTAGES

- Replacement project underway for a mixed-use development of 7 housing units and ground-floor retail space.

BUILDABLE (SQFT)
Landerz

9 492

UNITS

8

\$ / SQFT
CONSTRUCTIBLE

190 \$

\$ / UNIT

225 000
\$

- Demolition committee in favor, conditional on minor adjustments.
- 7-minute walk from Laurier and Mont-Royal metro stations.
- Possibility of a sales scale.

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Potential project

- Development of a mixed-use project with approximately 9400 sq. ft. of building space .
- 800 sq. ft. ground floor commercial unit
- 5 3-bedroom apartments.
- 2 apartments with 2 bedrooms.
- Roof terrace and bike room in basement.

Next steps in the project

(WITHOUT PREJUDICE, IT IS THE BUYER'S RESPONSIBILITY TO CARRY OUT THE APPROPRIATE CHECKS)

- Adjust and send architect's plans to demolition committee, based on CCU comments

- Resolution of the municipal council for the submitted project and building permit application

Points of interest

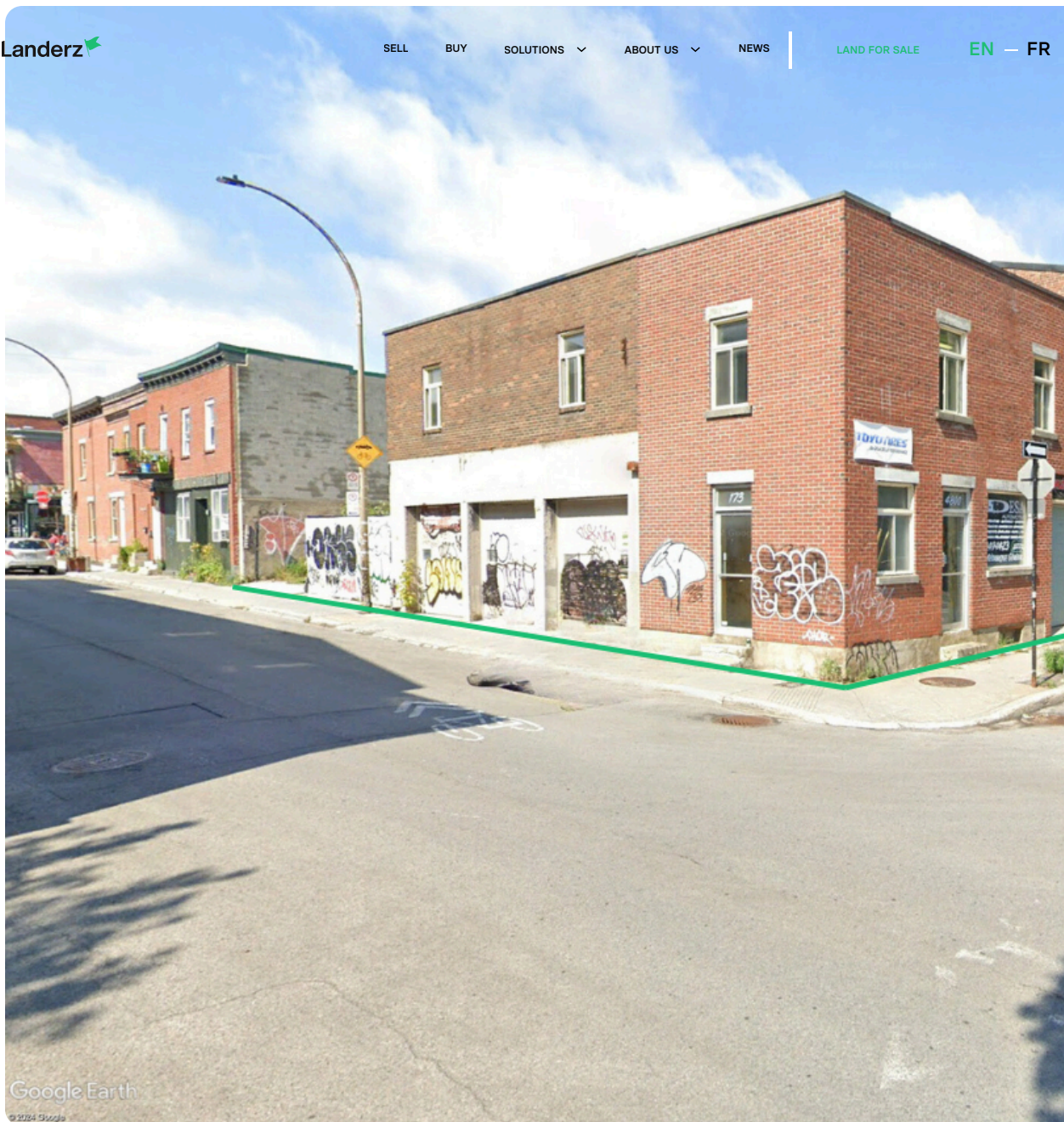
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4800 Av. de l'Hôtel-de-Ville, Montréal

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Map data ©2024 Google [Terms](#) 1,000 ft



Access to the Data Room

Want more information about this listing?

Fill out the form below to receive the full documentation in your mailbox.

First name*

Last name*

Email

Phone*

SUBMIT

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To move forward

STEPS

- Access the virtual data room and read the documentation
- Contact the broker if you have any questions
- Submit an offer to purchase

BROKER



Léopold Guillaume

Real Estate Broker

● (438) 459-2652

● LEOPOLD@LANDERZ.CA

SCHEDULE A CALL →



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