



# 612 Notre-Dame Street, Repentigny

*For lease or for sale* – Commercial building with excellent residential redevelopment potential





# Opportunity Overview

This property is located in a prime location in the heart of Repentigny, with easy access to Highway 40 and various services.



Available space for owner occupancy



Outstanding potential for residential redevelopment



Located on a busy artery close to several amenities



Excellent visibility on Notre-Dame Street



Easily accessible from Highway 40





# Property Overview

Office / Showroom Area	± 3,650 SF	Land Area	± 121,761 SF
Office Mezzanine Area	± 2,400 SF	Lot Numbers	2 143 684 and 2 143 687
Warehouse Area (service)	± 3,300 SF	Year Built	1965
Warehouse Area (mechanic)	± 17,354 SF	Year of Renovation	2011
Warehouse Mezzanine Area	± 1,300 SF	Clear Height	± 13', ± 16' to ± 18'
Total Building Area	± 28,004 SF	Number of Floors	1 + mezzanine

## Highlights



Alarm system with motion sensor, including indoor and outdoor cameras



Fenced Yard



Bus stop located in front of the building



Located in a residential redevelopment area



# Property Overview

<b>Taxes</b>	Municipal (2024)	\$94,688
	School (2023-2024)	\$3,195
	Total	\$97,883

**Parking** Ample

**Roofing** Tar and gravel

**Heating** Gas unit heater and forced-air gas heating

**Air Conditioning** Office and showroom

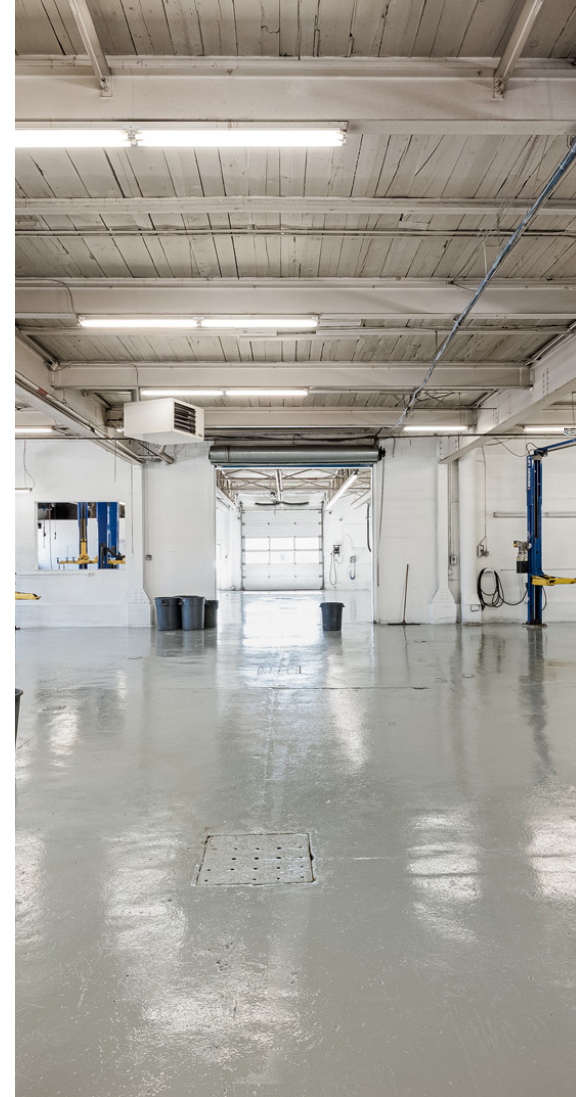
**Lighting** Fluorescent

**Electric Entry** 400 A / 600 V

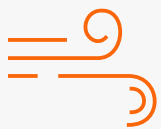
**Shipping** 4 drive-in doors (12' x 12')  
4 drive-in doors (12' x 10')  
1 drive-in doors (10' x 10')

**Asking Price** \$7,400,000  
(\$264.24 / SF)

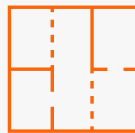
**Lease Rate** \$16.00 / SF NET NET NET



## Highlights



Air line system for compressors



Epoxy floors



5 electric charging stations





# Warehouse Space *Details*

## Service Department

- 4 drive-in doors (12' x 10')
- 3 closed offices

## Parts Department

- Waiting area
- Kitchenette
- 3 closed offices

## Mechanical Workshop / Garage

- 4 drive-in doors (12' x 12')

## Vehicle Delivery Area

- 1 drive-in door (10' x 10')





# Office / Showroom *Space Details*

- 1 open area with 3 offices
- 3 closed offices
- 1 shared office for up to 6 people
- 1 conference room





# Property Pictures











# Zoning Overview

## Zone H3-222 \* Residential Use

**H3:**  
Multifamily housing

**H4:**  
Collective housing

**P1:**  
Educational and recreational  
neighborhood

**Height in floors:**  
Minimum 2 floors  
Maximum 4 floors

**Units per building:**  
Minimum 6 units

**Floor-occupancy coefficient:**  
Minimum of 0.4

\*Current commercial use by acquired right



# Residential *Developments in Repentigny*

The last 15 years have been marked by a real estate boom in Repentigny.

The demand for housing exceeds supply, even as the territory of Repentigny is saturated at 99%. The solution to this issue lies in creating vibrant neighborhoods and redeveloping certain areas conducive to urban densification.

The municipality has meticulously identified areas for revitalization, with the Notre-Dame Street sector at the forefront, pioneering successful integration of various urban functions such as housing, commerce, services, and green spaces.

With the renovation of street infrastructure, genuine urban renewal projects are emerging, while preserving the tranquil atmosphere of neighboring residential areas.







# Demography



87,980

Total population (2024)



\$92,776

Median total income per household of two or more people (2015)



6<sup>th</sup>

6th largest city in the Montreal Metropolitan Community



41.9

Average age of the population



33,320

Private households



78.4%

Homeowners

21.5%

Tenants



Sources : Décret numéro 1836-2023 - Ministère des Affaires municipales et de l'Habitation, Statistique Canada








# Nearby

 612 Notre-Dame Street, Repentigny

1. Benny & Co
2. Pharmaprix
3. Eggsquis
4. Hyundai Repentigny
5. Subway
6. Le café des Cours
7. Subaru Repentigny
8. Café Morgane Brien
9. McDonald's

-  Grocery Stores
-  Schools
-  Stores and shopping centers





**612 Notre-Dame Street, Repentigny | QC**

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