

**2100-2106 rue Fleury E**  
Montréal, Québec

**FOR SALE OU FOR LEASE**



**FOR MORE INFORMATION:**

Anthony De Carvalho  
Real Estate Broker  
514-833-8669  
anthony@devi-co.ca

Patrick De Carvalho  
Real Estate Broker  
514-895-2336  
pdc@remax-quebec.com







## PROPERTY SUMMARY

Located in the heart of Ahuntsic, a sought-after neighborhood known for its quality of life, established residential clientele, and high pedestrian traffic, this building enjoys a strategic location on Fleury Street East—a vibrant and growing commercial artery. The area is surrounded by local businesses, cafés, restaurants, and schools, attracting loyal foot traffic throughout the day.

The building offers excellent street visibility and features bright, well-configured spaces suitable for both commercial and office use.

### PROPERTY INFORMATION

**1969**

YEAR BUILT

**1 742 626**

LOT NUMBER

**9,228 SQ.FT**

LOT SIZE

**10,710 SQ.FT**

BUILDING SIZE

**IMMEDIATE**

AVAILABILITY

**CONTACTER NOUS**

ASKING RENT

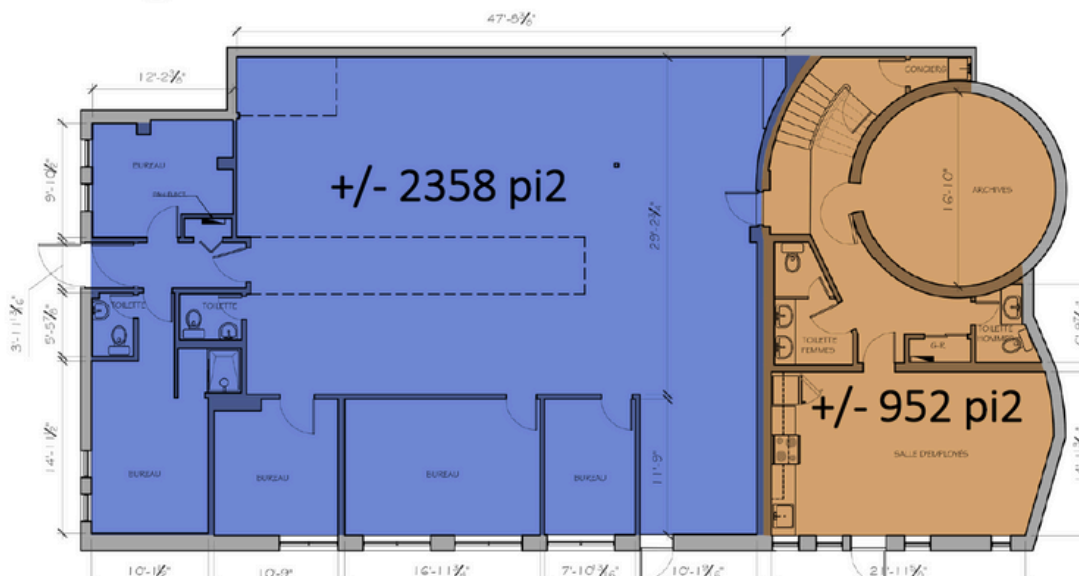
**\$3,000,000**

ASKING SALES PRICE

# FLOOR PLANS

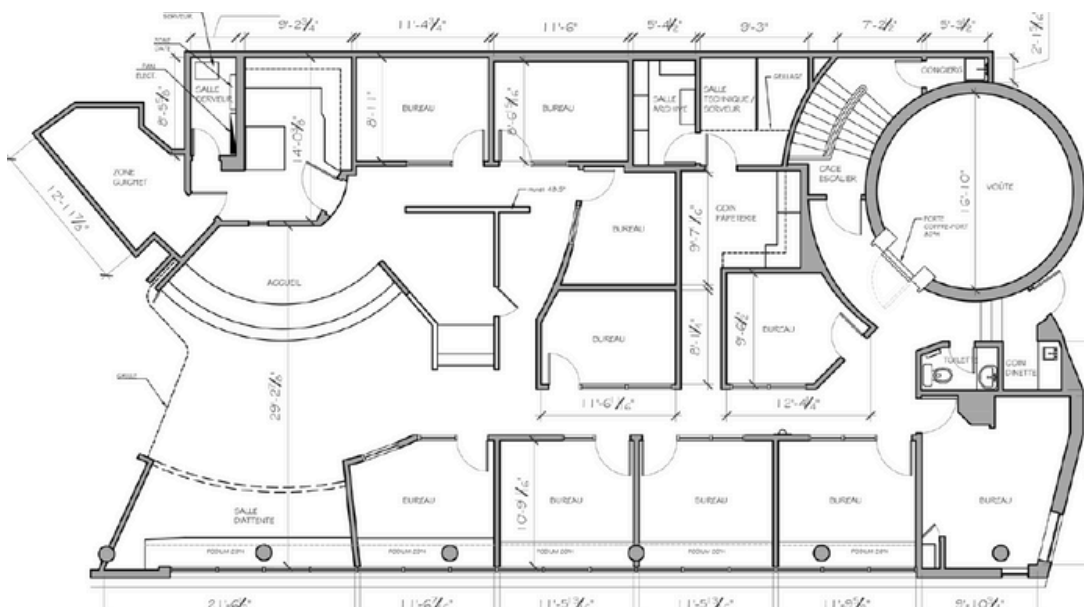
## BASEMENT

3 310 Pi.CA



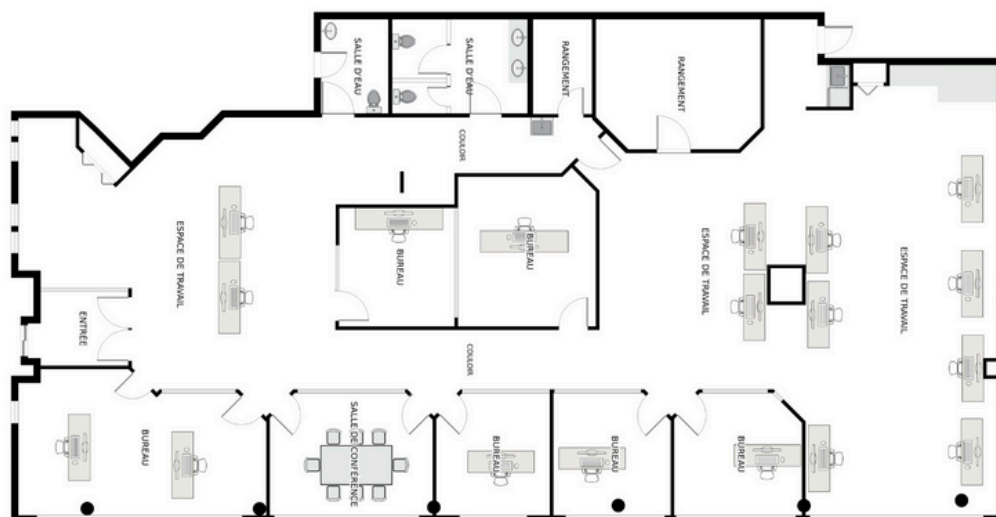
## GROUND FLOOR

3 403 Pi.CA

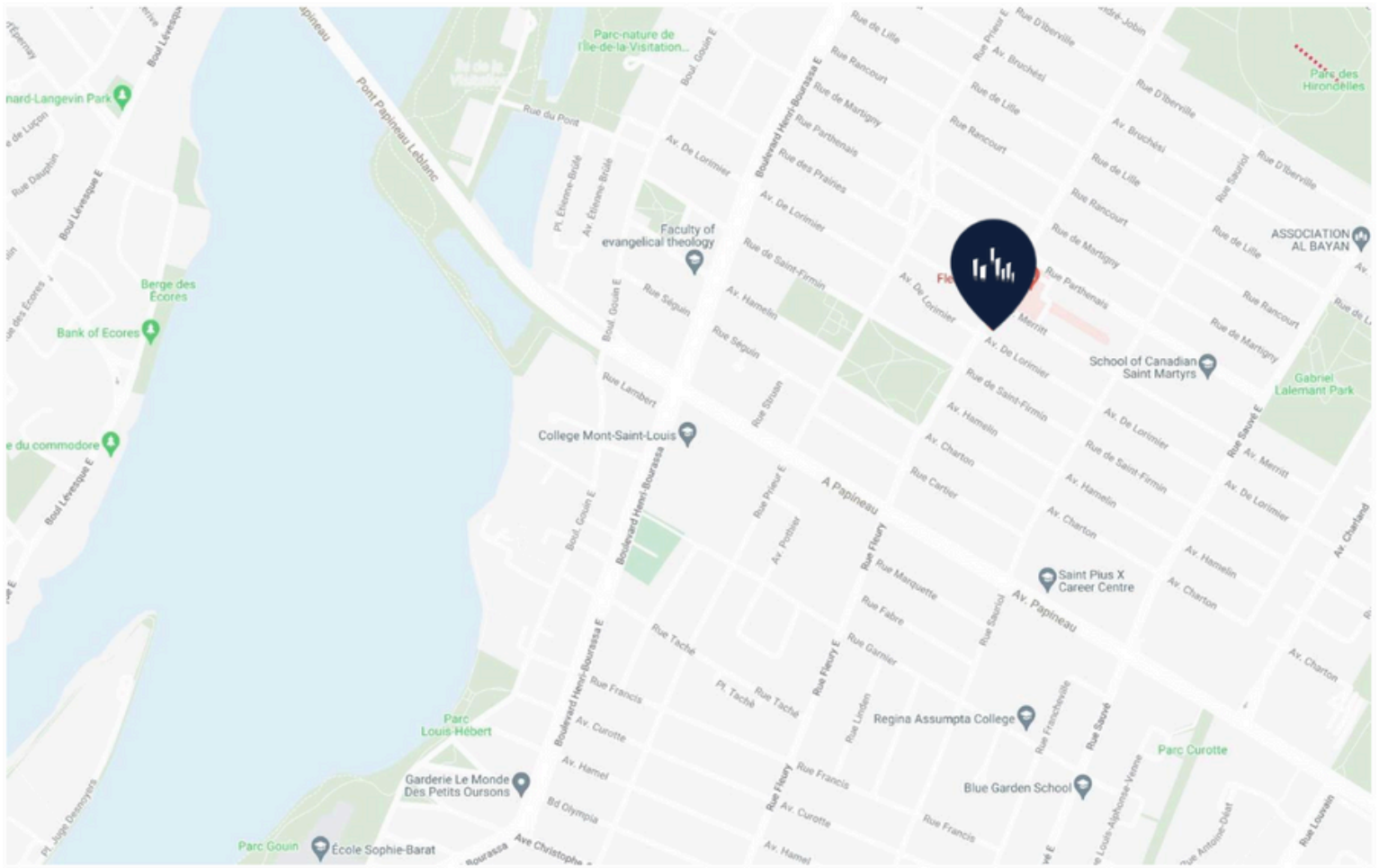


## 2nd FLOOR

3 701 Pi.CA







## Métro

Métro Henri-Bourassa  2	2.7 km   6 minutes 
Métro Sauvé  2	2.8 km   8 minutes 
Métro Cartier (Zone B)  2	4.1 km   10 minutes 
Métro Crémazie  2	4.2 km   11 minutes 
Métro Jarry  2	4.8 km   12 minutes 

## Train

Gare Saint-Michel-Montréal-Nord  15	3.7 km   11 minutes 
Gare Sauvé 	2.9 km   9 minutes 
Gare Bois-De-Boulogne  12	5.1 km   12 minutes 
Gare Ahuntsic  15	4.8 km   13 minutes 
Gare Chabane  12	5.7 km   15 minutes 

## Aéroport

Aéroport international Pierre-Elliott-Trudeau de Montréal	17.3 km   23 minutes 
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Services Immobiliers Devi-Co Inc.  
7915 boul. St-Laurent, Suite 301,  
Montreal, QC, H2R 1X2  
info@devi-co.ca | 514-990-0725  
www.devi-co.ca

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