

FOR SALE
9075-95 LAJEUNESSE STREET
MONTRÉAL, QC



Investment Overview

Marcus & Millichap is exclusively retained for the sale of this exceptional two-floor commercial property in the vibrant Ahuntsic neighborhood. Ideally located near Crémazie and Sauvé metro stations, this asset offers prime accessibility and visibility in a thriving community.

Currently fully leased to a daycare and an education center, the property provides stable, long-term rental income. With seamless connectivity to Highway 40 and just a 9-minute drive to Marché Central, it benefits from high foot traffic and strong commercial synergy.

Surrounded by a dynamic mix of residential, retail, and green spaces, this Ahuntsic asset represents a rare investment opportunity, combining location, accessibility, and tenant stability in one of Montreal's most desirable sectors.



Property Overview

Type: Storefront Retail/Office

Legal Description: 1 997 954

Building Size: ±6,387 sq.ft

Lot Area: ±5,280 sq.ft

Year of Construction: 1961

Storeys: 2

Zoning: C.2B Zone 1531

Use: Commercial & residential



Prime Location in Ahuntsic: Situated in the vibrant and family-friendly Ahuntsic sector, known for its charm, greenery, and excellent amenities.



Excellent Transit Access: Just a short walk from both Crémazie and Sauvé metro stations, ensuring easy commuting options for tenants and visitors.



Seamless Connectivity: Minutes from Highway 40, offering convenient access to Montreal's key areas and beyond.



Proximity to Marché Central: Only a 9-minute drive to Marché Central, one of Montreal's premier shopping and retail destinations.

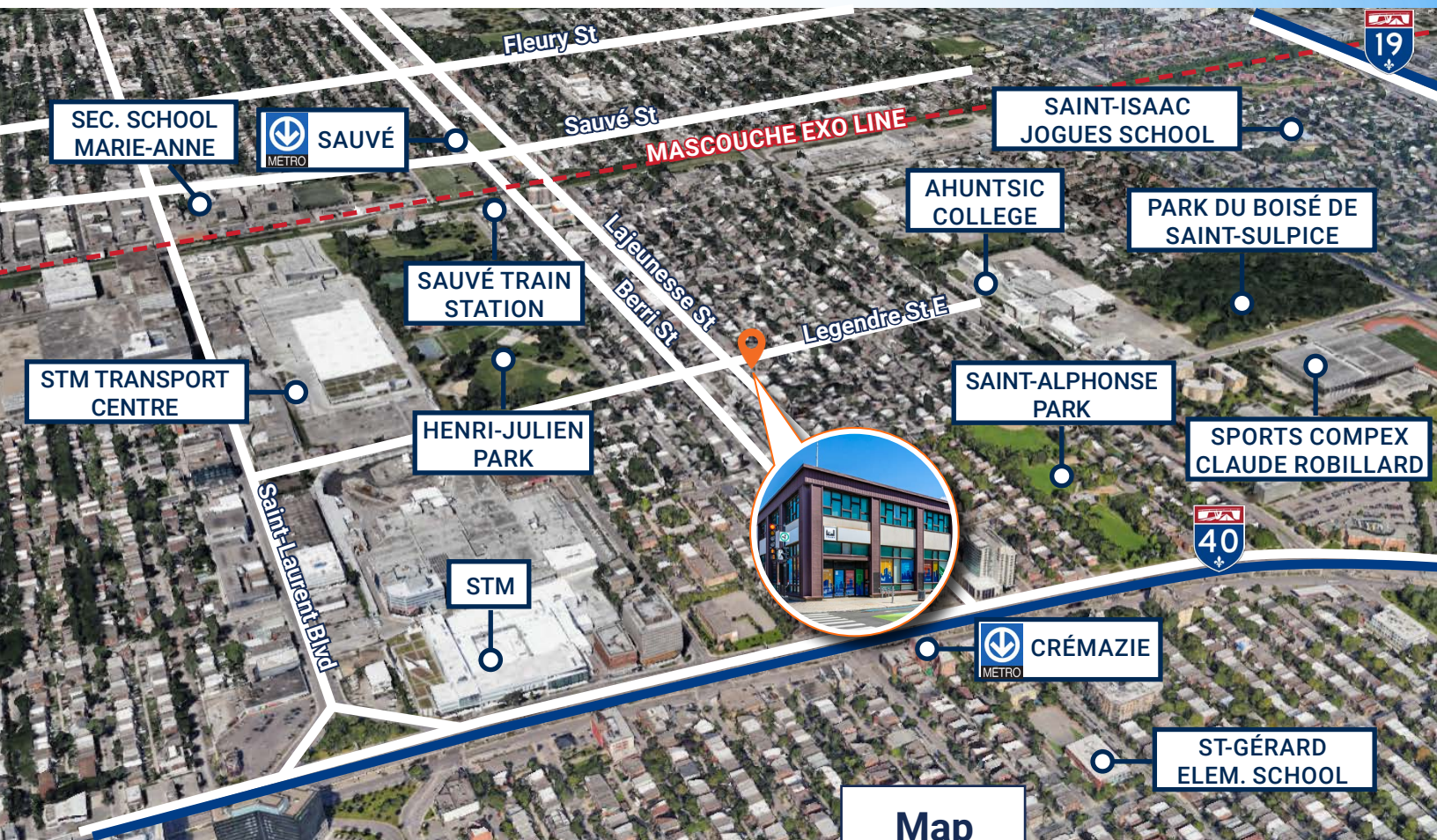


Diverse Tenant Mix: Currently leased to a daycare and an education center, providing stable and consistent rental income.

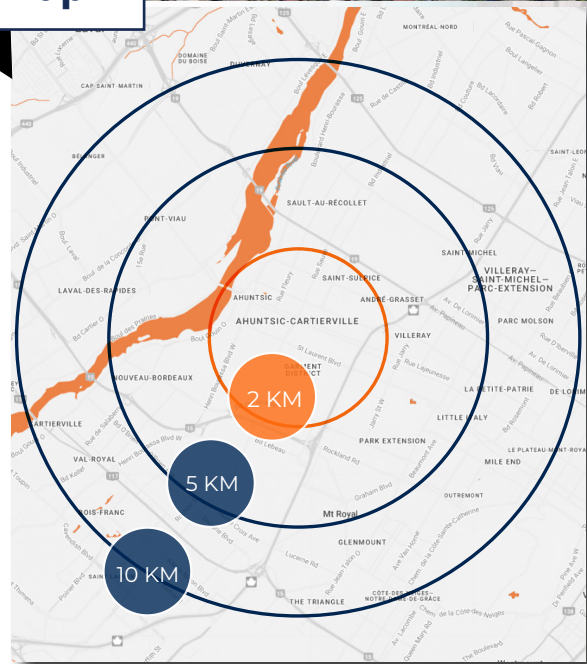


Thriving Neighborhood: Surrounded by a mix of residential, commercial, and leisure spaces, ensuring a dynamic community atmosphere.

Location Overview

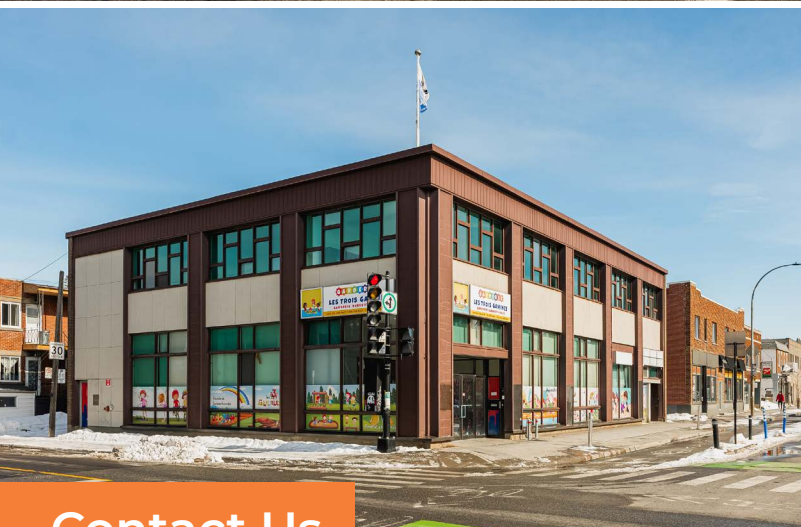


Map



Demographics

| | 2km |
|--------------------------|----------|
| 2023 Estimated | 86,566 |
| Daytime Population | 93,809 |
| Median Age | 38.6 |
| Households (2023) | 40,991 |
| Per Capita Income (2023) | \$37,283 |



Contact Us

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