

**AVISON  
YOUNG**

# Property for sale or for lease

4550-4654 Côte-Vertu Boulevard West  
Montréal, Québec

Set of two flex office and industrial buildings,  
ideal opportunity for an owner-occupier

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**Investment opportunity**



## The opportunity

Avison Young is proud to present this unique opportunity to acquire a set of two flex office and industrial buildings, which include laboratory and storage sections. The zoning in place allows for an array of industrial uses.

The buildings have a total gross area of 92,243 square feet and are built on a 145,935 square foot lot on Côte-Vertu Boulevard West, in the borough of Saint-Laurent. The spaces located at 4550 & 4590-4600, boul. of Côte-Vertu Ouest are also available for rent, for a total area of 65,235 square feet.



## Investment highlights



Ideal investment opportunity for owner-occupier



Set of two flex office and industrial buildings



The zoning in place allows for an array of industrial uses



Excellent proximity and accessibility to highways 13, 40 and 520



In proximity to the Place Vertu shopping center



Prime location and visibility from Highway 40



Quality offices already built-out



Ample parking and rooftop terrace (4590-4600)



The spaces include laboratory units

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Montréal, Québec

## The opportunity

4550-4654 Côte-Vertu Boulevard West is strategically located in Ville Saint-Laurent near Highway 40 (Félix-Leclerc Highway), between Highways 13 (Chomedey Highway) and 15 (Laurentian Highway), allowing excellent accessibility from major highways. The property also benefits from the proximity of the Montreal-Trudeau International Airport, located less than 15 minutes away.

## Property characteristics

Address	4550-4654 Côte-Vertu Boulevard West, Montréal
Borough	Saint-Laurent
Legal designation	Lots 4 708 878 (no. 4550), 4 708 879 (no. 4590-4600), 4 758 898 (no. 4620-4654) and 4 701 731 (common lot), Cadastre of Québec
Year built	4550: 1965, renovated in 2008 4590-4600: 1986, expanded and renovated in 2008 4620-4654: 1986
Type	Set of two autonomous office buildings which include laboratory and storage sections, with a steel structure
Total gross area	92,243 square feet
Total rental area	90,312 square feet
Area available for lease	65,235 square feet (4550 & 4590-4600* Côte-Vertu West)
Land area	145,935 square feet
Zoning	B-14-005 and 114-004
Permitted uses	Wholesale (i2), manufacturing industry (i3), transport and construction (i4), chemicals and petroleum products (i5), light commercial service (s1 - only in zone B-14-005)

\*The spaces at 4620-4654 Côte-Vertu Boulevard W. are available for sale only



## Financials

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Municipal evaluation 2023-2024-2025

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Municipal evaluation, land \$3,335,200

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Municipal evaluation, buildings \$14,155,200

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Total Municipal evaluation \$17,490,400

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Municipal taxes (2023) \$468,503

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School tax (2022-2023) \$13,544

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Total taxes \$482,047

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Asking price

Contact us



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## Lease overview

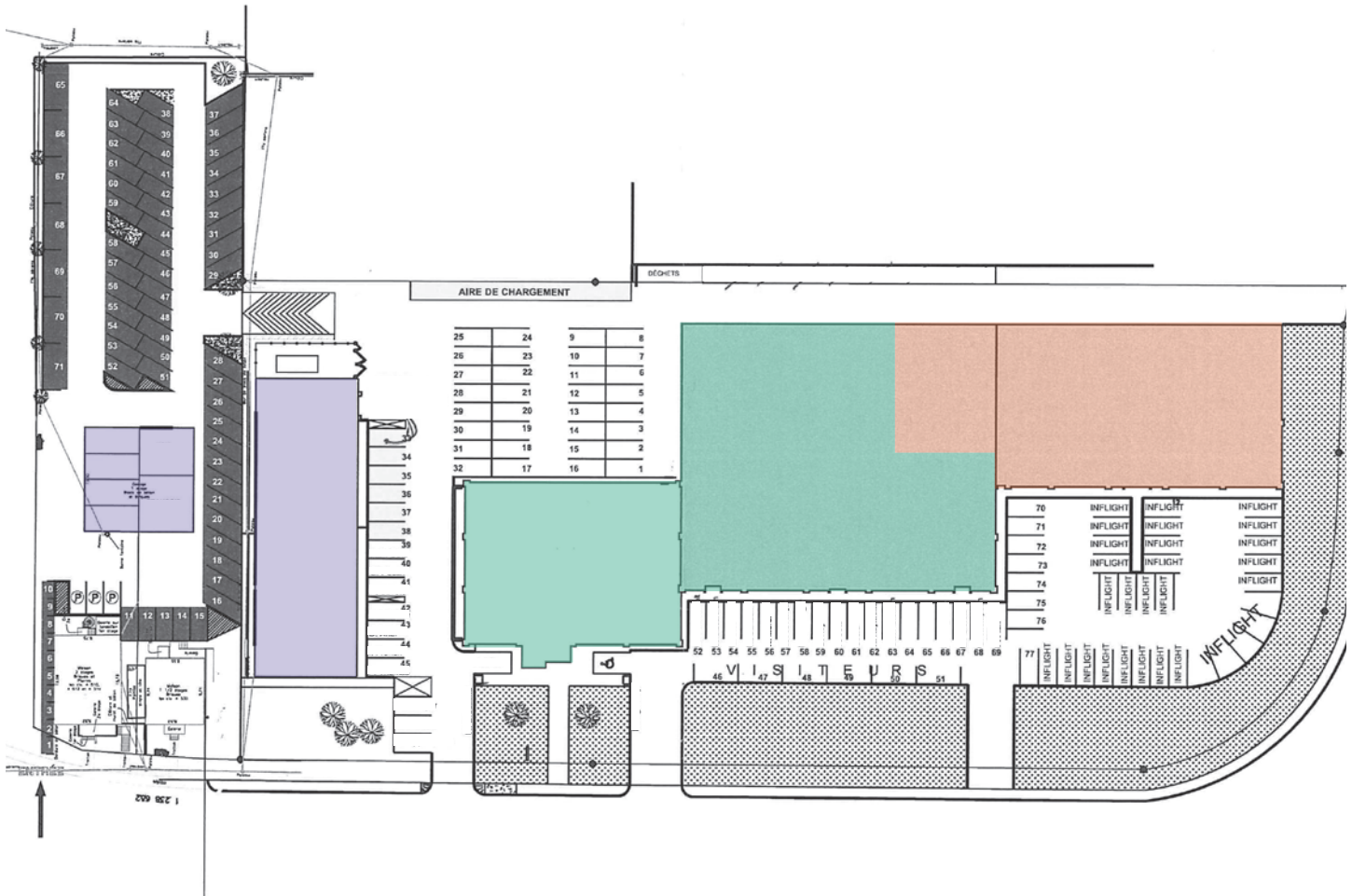
<b>Area available for lease</b>	
Addresses	4550 & 4590-4600* Côte-Vertu Ouest
Area	65,235 square feet
<b>Lease details</b>	
Asking rent	\$14.00 / sf**
Operating expenses	\$10.84 / sf
Tenant improvements	To be discussed
Parking	Up to 140 spaces



\*The spaces at 4620-4654 Côte-Vertu Boulevard W. are available for sale only

\*\*The asking rent for the lab spaces at 4550 Côte-Vertu Boulevard W. is \$18.00 / sf

# Layout plan and parking lots



4550 Côte-Vertu West	4590-4600 Côte-Vertu West	4620-4654 Côte-Vertu West	Parking lots
±2,300 sf & 8,813 sf	54,122 sf	24,424 sf	Total of 178 spaces
For sale and for lease	For sale and for lease	For sale only	

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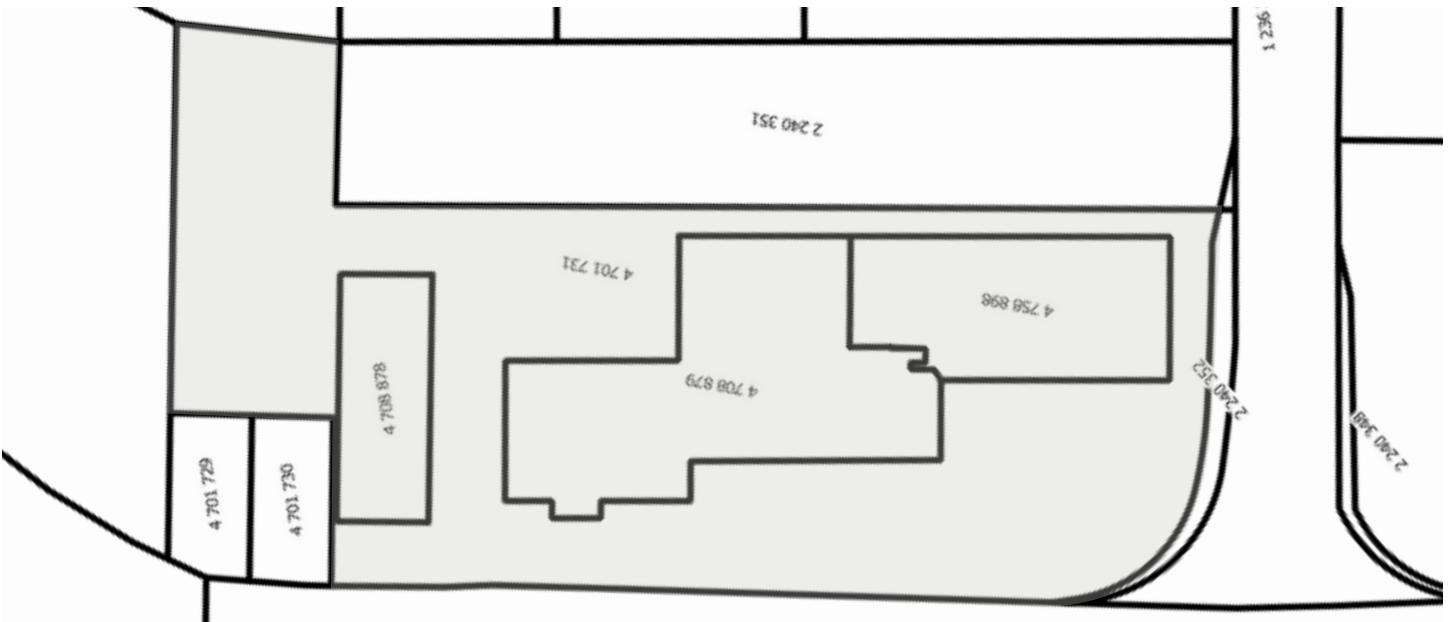
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## Sattelite view



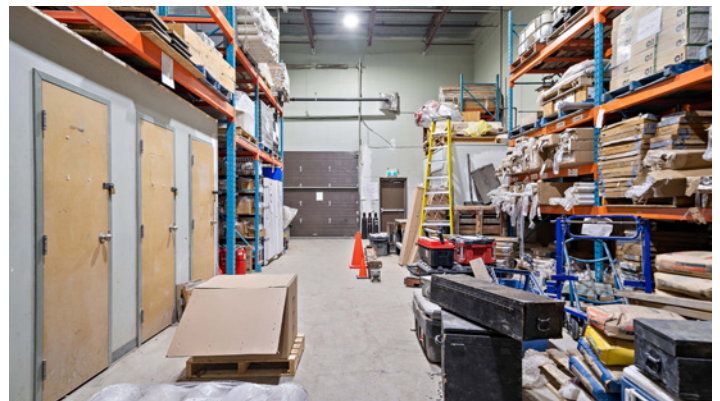
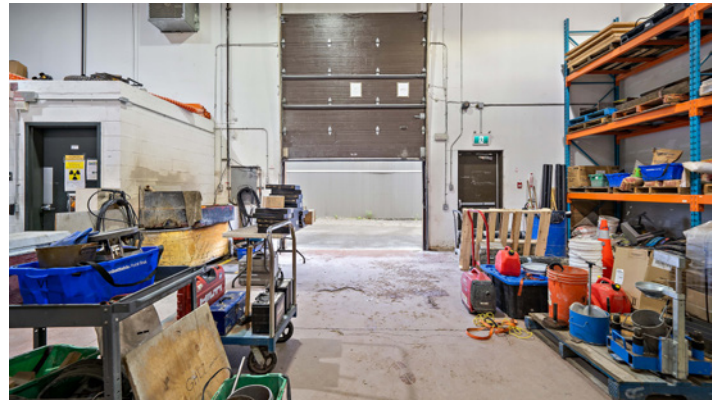
## Cadastral plan





## Building features

<b>4550 Côte-Vertu Boulevard West</b>	
Year built	1965, renovated in 2008
Rental area	±2,300 square feet & 8,813 square feet
Clear height	18 feet
Floors	One floor with mezzanine
<b>Interior layout</b>	
Offices	16.07%
Laboratory	57.63%
Warehouse	26.30%



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## Building features

### 4590-4600 Côte-Vertu Boulevard West

Year built 1986, expanded and renovated in 2008

Rental area 54,122 square feet

Clear height 24 feet

Floors Two floors, a basement, as well as a lean-to with roof terrace

### Interior layout

Built-out portion 90%

Warehouse 10%



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4550-4654 Côte-Vertu Boulevard West



## Building features

### 4620-4654 Côte-Vertu Boulevard West

Year built	1986
Rental area	24 424 square feet
Clear height	24 feet
Floors	Two floors

### Interior layout

Offices	54,29 %
Laboratory	25,37 %
Warehouse	20,34 %

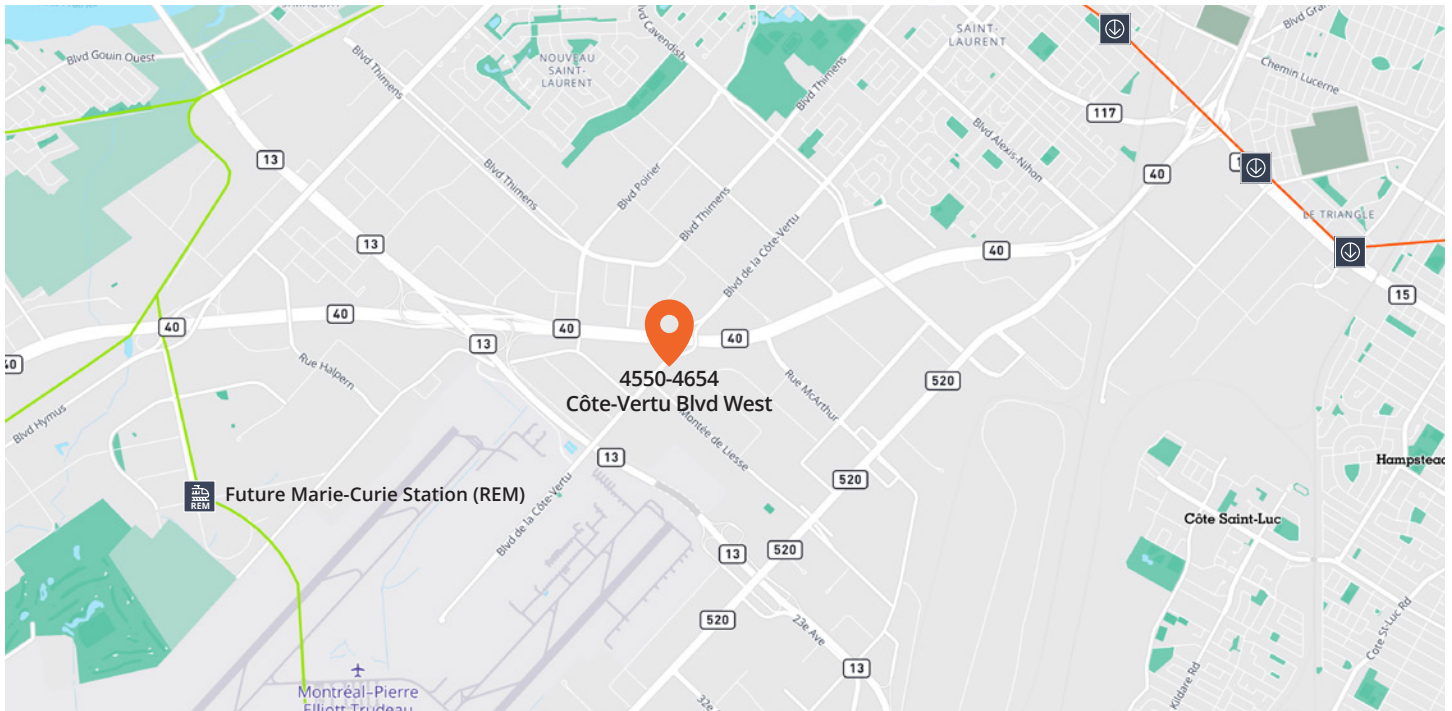


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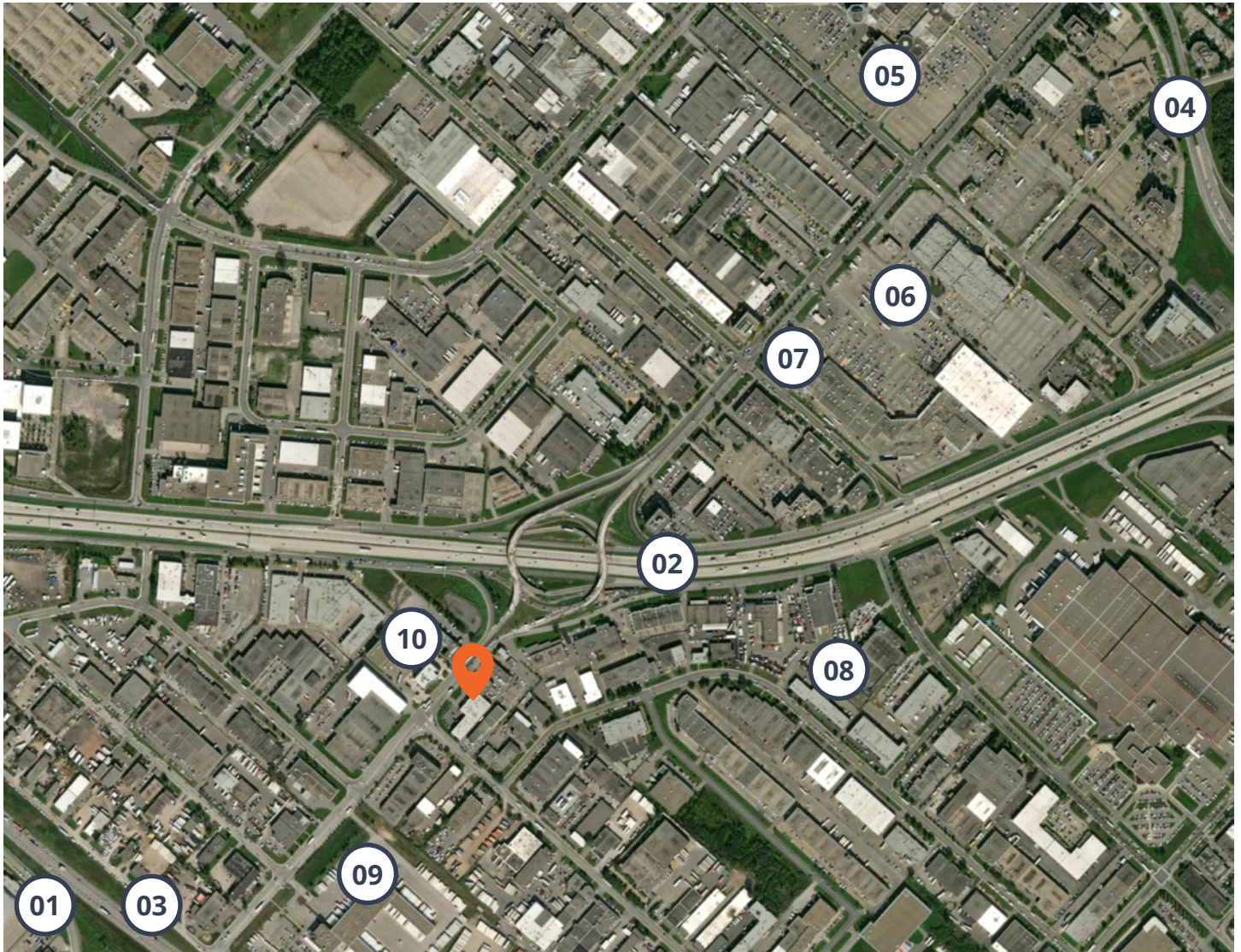
## Location

4550-4654 Côte-Vertu Boulevard West is strategically located in Ville Saint-Laurent near Highway 40, between Highways 13 and 15, allowing excellent accessibility from major highways. Located in a prolific industrial area, providing access to world-class logistics companies, Côte-Vertu Boulevard is directly accessible via the service road of Highway 40. The building also benefits from the proximity of Montréal-Trudeau International Airport, as well as two intermodal train stations operated by Canadian National and Canadian Pacific.

Several services and amenities are located within a 10-minute drive from the property, including the Place Vertu shopping center (Adonis, Canadian Tire and Sports Experts), the Mégacentre Côte-Vertu (Walmart, Michael's Rona), SphereTech (Econofitness, Guzzo MegaPlex) and Ikea Montreal.

The property is accessible by bus from the Côte-Vertu metro station (orange line of the Montreal metro) via line 121 as well as lines 174 and 191 which all connect the property to the metro in less than 20 minutes every half hour.

Upon delivery of the Réseau express métropolitain (REM), the building will be located near the REM Marie-Curie station, facilitating access to all of Montreal's public transit network, as well as downtown. Montreal, South Shore, West Island and Montreal-Trudeau International Airport.



## Points of interest

<b>01</b>	Montréal-Trudeau International Airport	<b>06</b>	SphereTech
<b>02</b>	Félix-Leclerc Highway (40)	<b>07</b>	Tim Hortons
<b>03</b>	Chomedey Highway (13)	<b>08</b>	FedEx Montréal
<b>04</b>	Cavendish Boulevard	<b>09</b>	Purolator
<b>05</b>	Place Vertu	<b>10</b>	Days Inn & Conference Centre

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## Zoning

### Zoning by-law RCA08-08-0001 of the Saint-Laurent borough, City de Montréal

Zone	Partly within zone 14-005 and partly within zone 14-004
Permitted uses	I2: Wholesale I3: Manufacturing industry I4: Transport and construction I5: Chemicals and petroleum products S1: Light commercial service (only authorized in zone B-14-005)
Implementation standards	Height : Minimum 22 to 30 feet From setback: Minimum 30 to 39 feet Side setbacks: Minimum 6.6 to 25 feet Rear setback: Minimum 20 to 25 feet Footprint: Maximum 25%

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**Want to plan a tour?  
Contact us for more information.**

## Sale

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