

**AVISON
YOUNG**

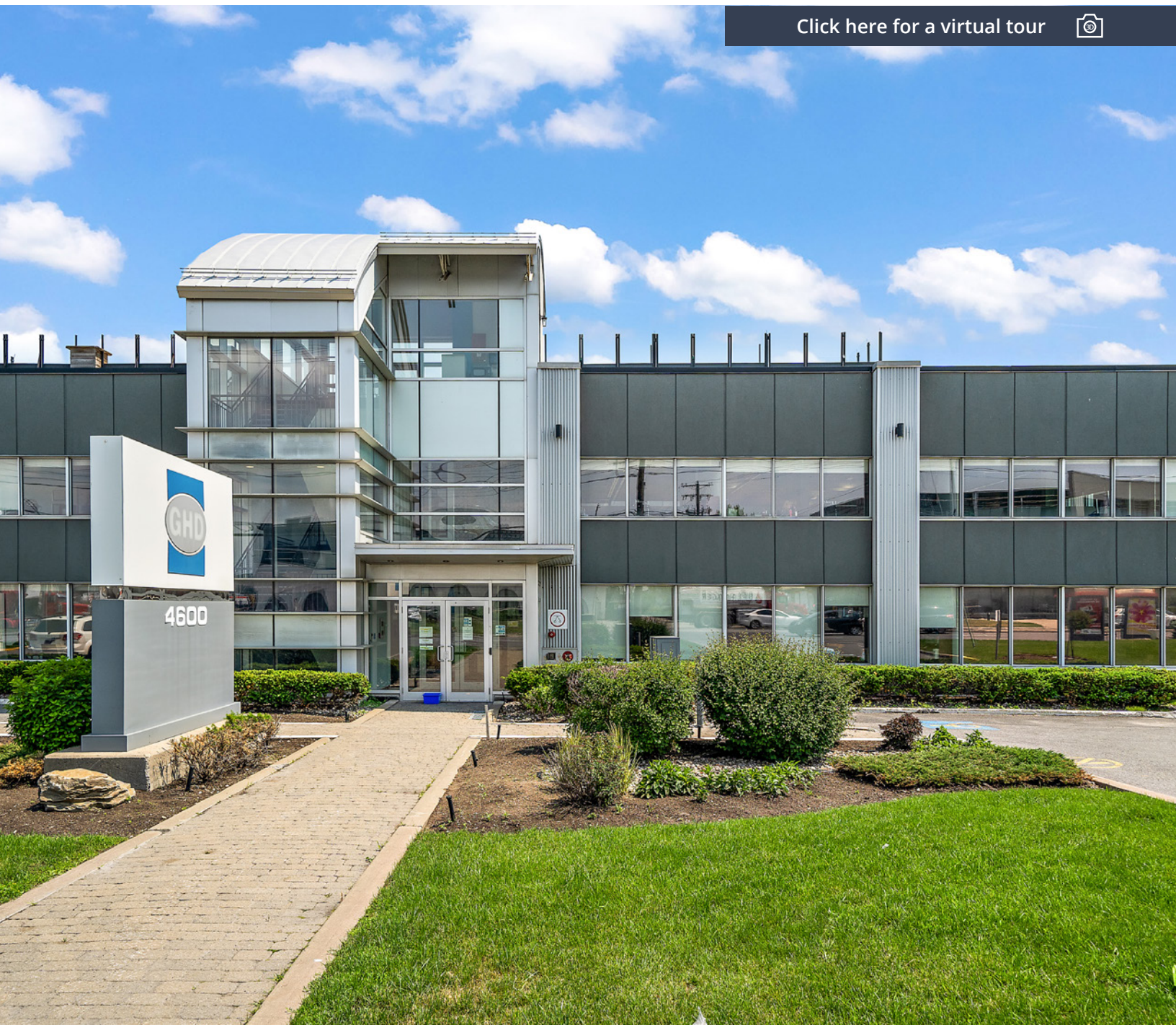
Property for sale

4550-4654 Côte-Vertu Boulevard West
Montréal, Québec

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

Investment opportunity

[Click here for a virtual tour](#)





Property for sale

4550-4654 Côte-Vertu Boulevard West
Montréal, Québec

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 are built on a 145,935 square foot lot on Côte-Vertu Boulevard West, in the borough of Saint-Laurent. The property 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 Montréal-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 rental area	92,659 square feet
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)



Financials

Municipal evaluation 2023-2024-2025	
Municipal evaluation, land	\$3,335,200
Municipal evaluation, buildings	\$14,155,200
Total Municipal evaluation	\$17,490,400
Municipal taxes (2023)	\$468,503
School tax (2022-2023)	\$13,544
Total taxes	\$482,047
Asking price	Contact us



Martin Rousseau
 Vice President
 Chartered Real Estate Broker
 514 947 6469
martin.rousseau@avisonyoung.com

Maxime Florio, B.Gest¹
 Vice President
 Commercial Real Estate Broker
 514 704 3566
maxime.florio@avisonyoung.com

Sara Leblanc
 Associate Vice President
 Commercial Real Estate Broker
 514 927-9220
sara.leblanc@avisonyoung.com

Mark Sinnett
 Principal, Executive Vice President
 Real Estate Broker
 514 583-2146
mark.sinnett@avisonyoung.com



Building features

4550 Côte-Vertu Boulevard West

Year built 1965, renovated in 2008

Rental area ±2,300 square feet & 8,813 square feet

Clear height 18 feet

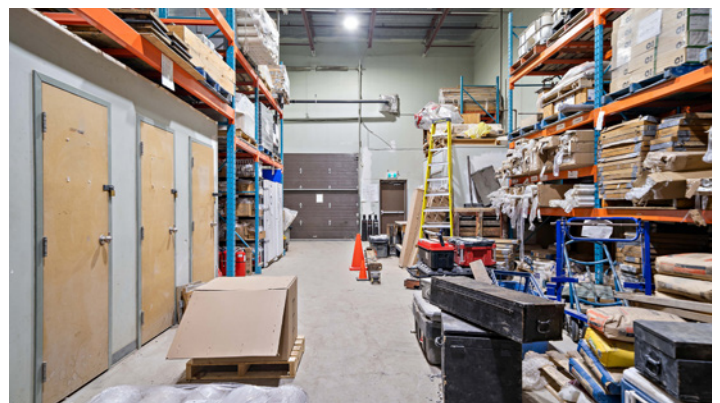
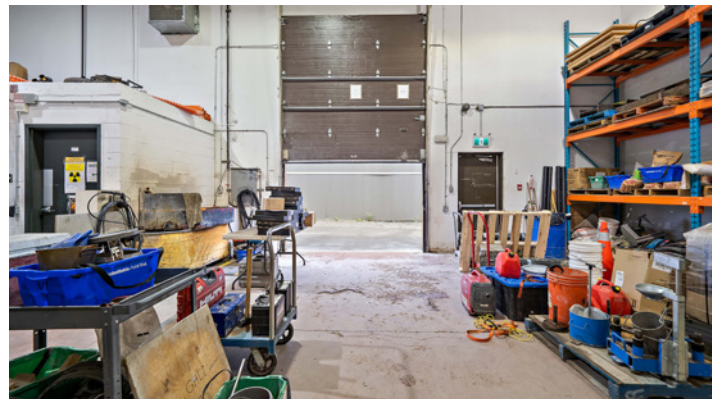
Floors One floor with mezzanine

Interior layout

Offices 16.07%

Laboratory 57.63%

Warehouse 26.30%





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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Building features

4620-4654 Côte-Vertu Boulevard West

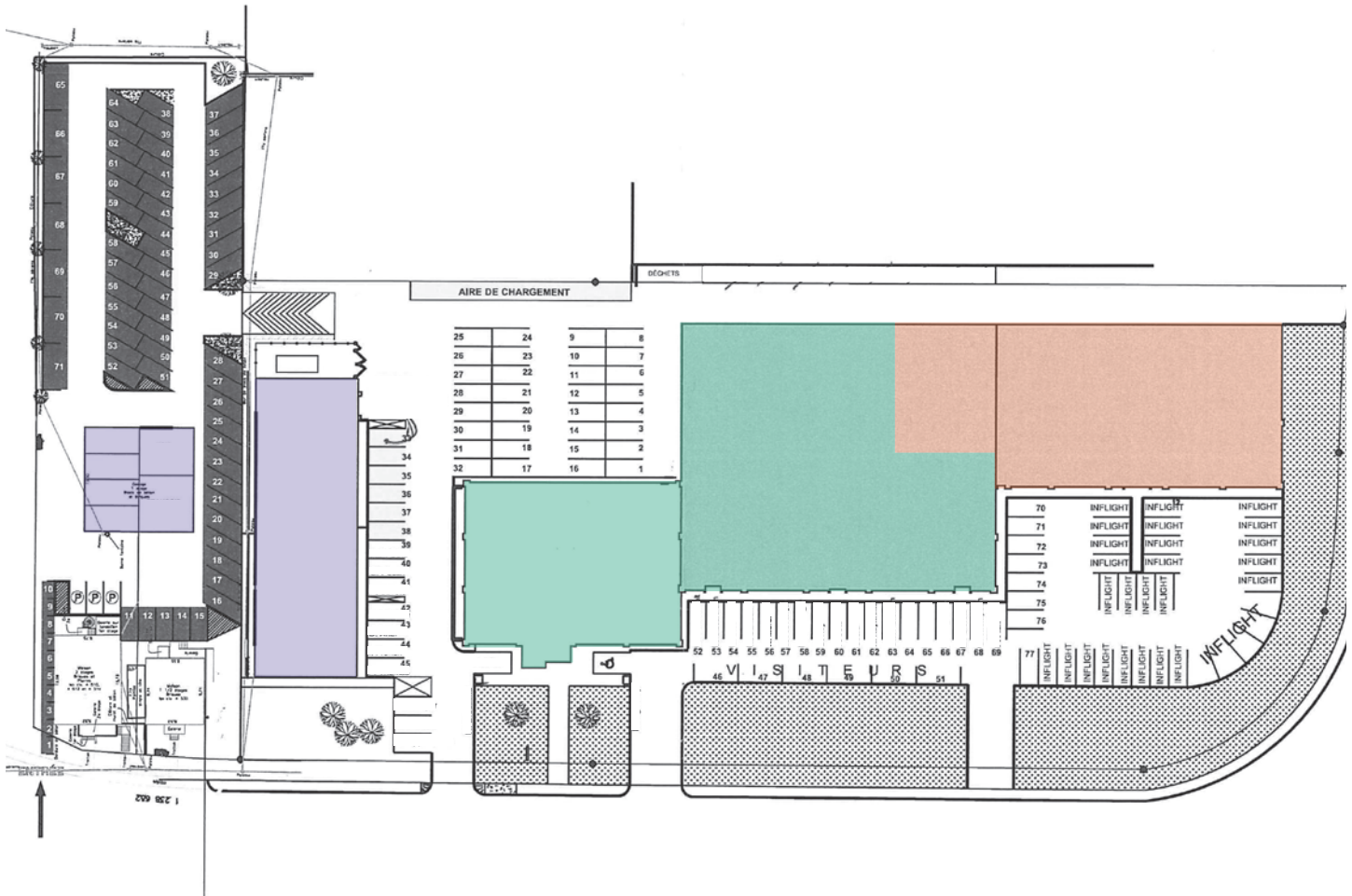
Year built	1986
Rental area	27 424 square feet
Clear height	24 feet
Floors	Two floors

Interior layout

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



Layout plan and parking lots



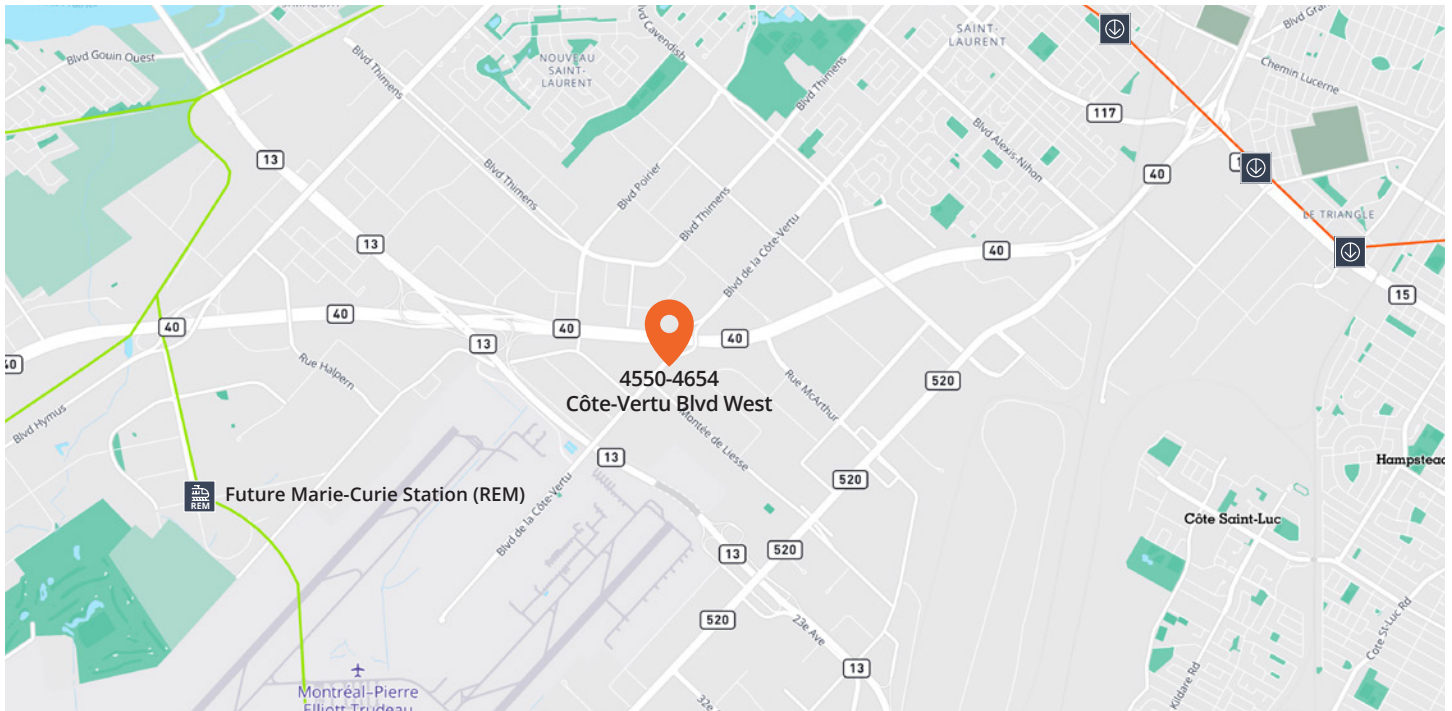
4550 Côte-Vertu West	4590-4600 Côte-Vertu West	4620-4654 Côte-Vertu West	Parking lots
±2,300 sf & 8,813 sf	54,122 sf	27,424 sf	Total of 178 spaces

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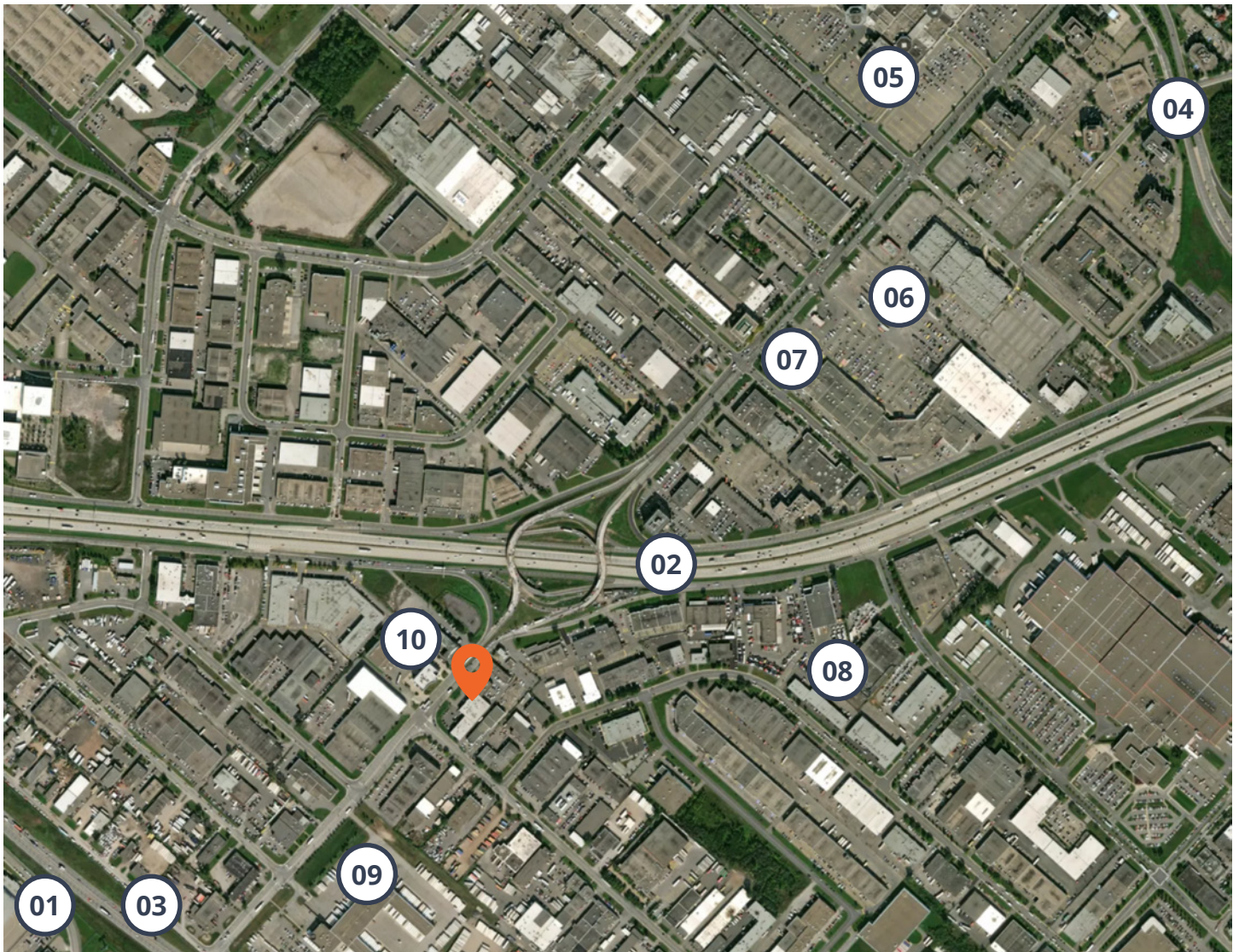
Location

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

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

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Zoning

Zoning by-law RCA08-08-0001 of the Saint-Laurent borough, City of 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%



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

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Avison Young

1801 McGill College Avenue
Suite 500
Montréal, Québec
H3A 2N4

+1 514 392 1330
avisonyoung.ca

1. Courtage Maxime Florio inc