



For Sale or for Lease

3550 Saint-Laurent Blvd, Montréal, Québec

Commercial Condo Ideal for Owner-Occupier

Commercial condo of ±5,700 SF available for sale or for lease located on Saint-Laurent Blvd.

Centrally located on the Main between Prince Arthur and Milton, the property benefits from multiple coffee shops, trendy restaurants and is only a 9-minute walk from Saint-Laurent metro station.

The space is in base condition allowing future occupants to create a tailored space for their needs. The space is divided in three suites measuring respectively 2,059 SF, 1,349 SF and 2,284 SF. Possibility to create one large space totaling ±5,700 SF.

Sale Price:

\$2,500,000

Net Rental Rate:

\$35.00
PSF

Joe Rullier

Senior Vice President
Commercial Real Estate Broker
+1 514 813 8636
joe.rullier@colliers.com

Anthony Kyriacou

Associate
Commercial Real Estate Broker
+1 514 574 0000
anthony.kyriacou@colliers.com



Property Overview



Centrally located on Saint-Laurent Blvd



Complete renovations planned for Spring 2022 on the 2nd and 3rd floor



Great street visibility



Street parking available



Signage available for future tenant or owner-occupier

Building Information

Civic Address	3550 Saint-Laurent Blvd, Montreal, H2X 2V1
Lot Number	2 160 876
Location	Downtown Montreal
Year Built	1927
Property Type	Retail
Frontage	873'
	3550 Saint-Laurent: 2,059 SF
3 commercial condos	3552 Saint-Laurent: 1,349 SF
	3554 Saint-Laurent: 2,284 SF
	Total: ±5,692 SF
Available	Immediately
Net Rental Rate	\$35.00/SF
Additional Rent	\$10.00/SF (est.)
Sale Price	\$2,500,000

Municipal Evaluation

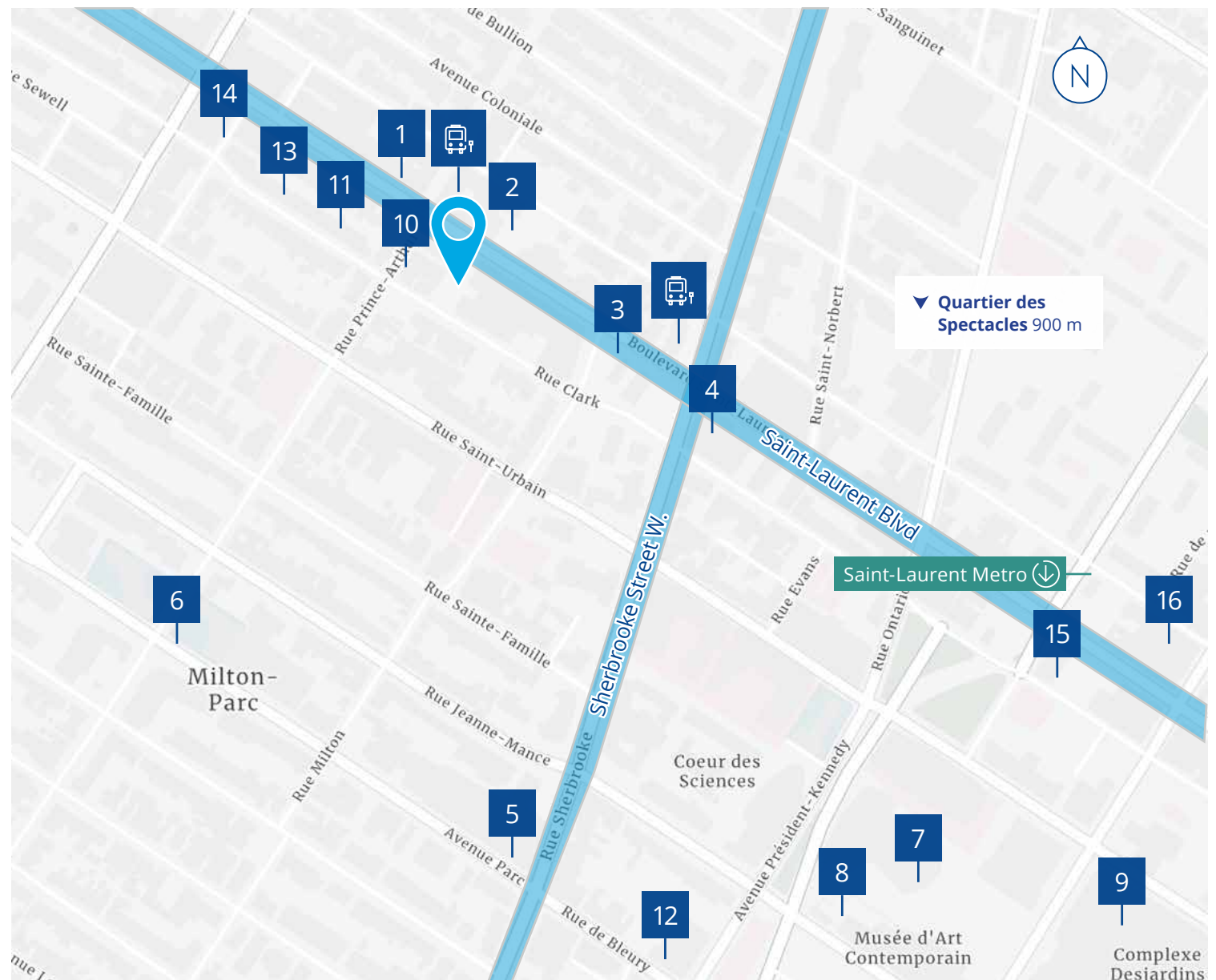
Land	\$1,459,500
Building	\$1,840,500
Total Value	\$3,300,000



Nearby Amenities

 3550 Saint-Laurent Blvd

1	Starbucks
2	Mckibbins Irish Pub
3	Tim Hortons
4	Hotel 10
5	Jean-Coutu
6	Metro Avenue du Parc
7	Place des Arts
8	Musée d'art contemporain de Montréal
9	Complexe Desjardins
10	TD Canada Trust Branch & ATM
11	Juliette & Chocolat
12	University of Quebec in Montreal
13	Boutique 1861
14	SAQ
15	IGA Express Urbain
16	Boustan Ste-Catherine



9 min walk from Saint-Laurent Metro Station



Bus lines 55 & 363



Sought out area for retailers



In proximity to numerous services



Walk Score 94

Floor Plan



Highlights

- Functional floor plan configuration suitable for most retail uses
- Prime frontage on major traffic artery offering prominent retail presence
- Ample on-site city parking for customer convenience on Saint-Laurent Blvd
- Easy access using public transit, located within close proximity to bus stops as well as Saint-Laurent metro station
- Different options for subdivision available

±5,692

square feet
available



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