



For Sale

4240 Chemin de la Côte-de-Liesse, Mont-Royal, QC

Commercial opportunity with high-ceiling showroom, office space and warehouse

This stand-alone, high ceiling showroom, comprising some office space, a large warehouse and two elevators is an outstanding opportunity for an owner-occupier.

With high visibility from highways 15, 40, and 117, the location benefits from the traffic generated by the interchange, easy access by metro or by buses, and offers convenient surroundings, the Carré Lucerne mall, and the upcoming \$7 billion megamall, Royalmount, promising over 170 stores.

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Property Overview

Address	4240 Chemin de la Côte-de-Liesse, Mont-Royal, QC, H4N 2P7
Lot	1 679 210
Lot size	13,992 SF
Frontage	100 ft
Building Area	11,978 SF
Floor	2

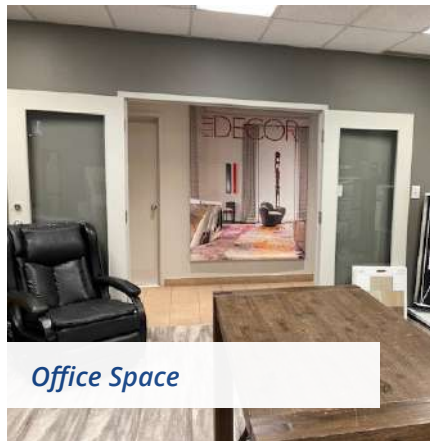
Taxes (2022-2023)

Municipal Taxes	\$91,948.18
School Taxes	\$2,854.09
Total	\$ 94,802.27

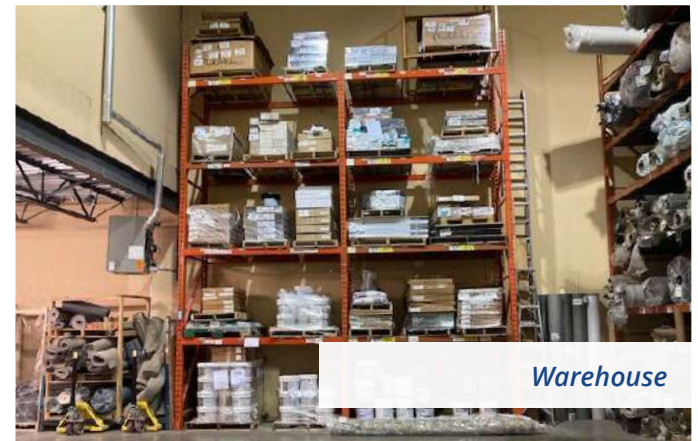
Asked Price
\$ 8,400,000



High-ceiling showroom

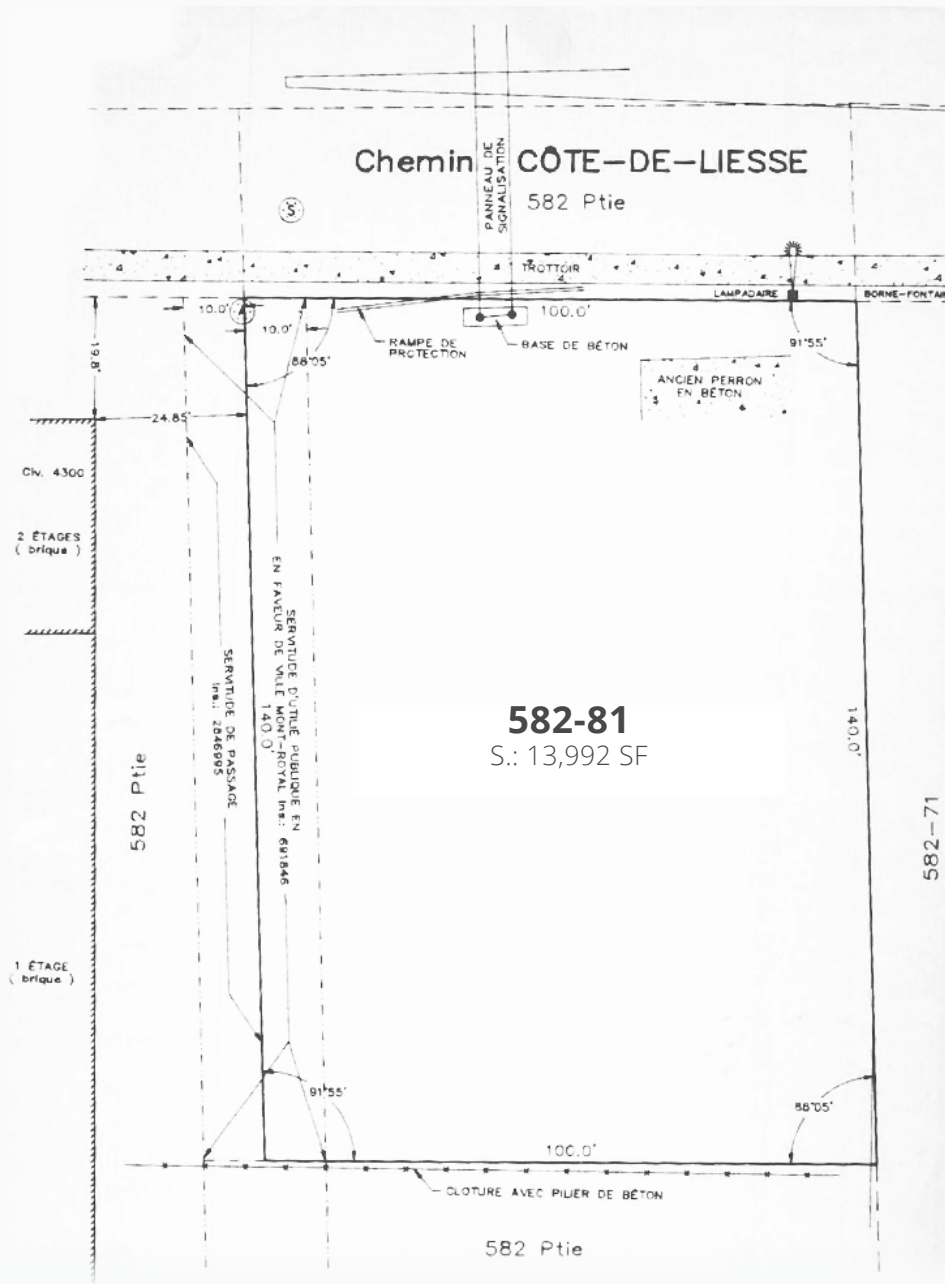


Office Space



Warehouse

Site Plan



Property Overview



Year Built

2000



Ceiling Heights

2nd Floor: 20 ft

Ground floor (back): 32ft

Ground floor (office): 10ft

Warehouse: 32ft



Exterior Parking

15 spaces



Inclusions

2 elevators (regular and lift)

3 bathrooms

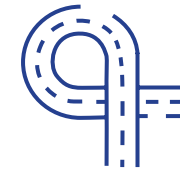
Sprinkler system

Surroundings

4240 Cote-de-Liesse Rd



	Restaurant
	Retail & Pharmacy
	Gas Station
	Medical Center
	Bank
	Park



Proximity to
Highways
15, 40, 117



Bus lines
100, 460, 16



8-min walk to
De La Savane
Metro Station



6-min drive to
Upcoming
Royalmount
Megamall

Demographics | 1km Radius



Current
population

8,773



Average
Household Income

\$137,750



Average Spent
(Current consumption)

\$134,100



Employment
Rate

92%



Average Age

40





Accelerating success.



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