

FOR SALE

LAVAL

4105, Montée Masson

Building: 10,361 ft²

Land: 15,358 ft²

Asking price: \$3,900,000



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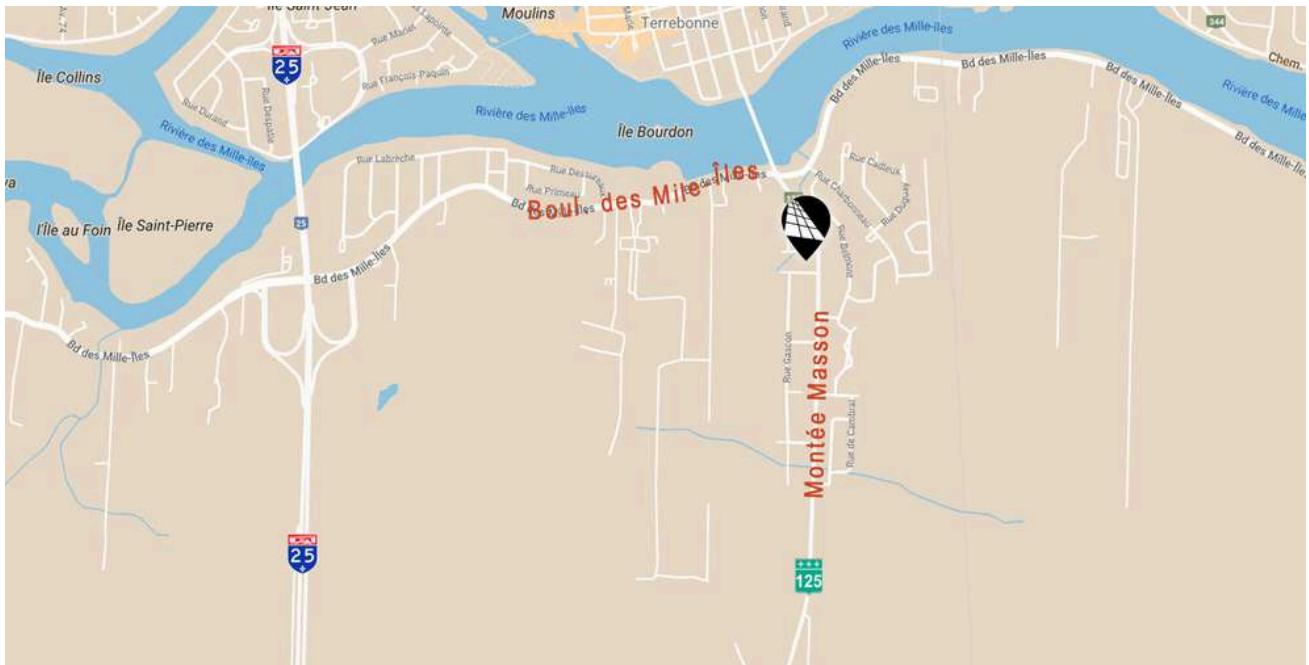


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HIGHLIGHTS

- Rare opportunity in the market
- Ideal for intermediate resources or specialized residence
- Close to residential area
- Easily accessible via Highway 440/25 and the Sophie-Masson Bridge
- Formerly a CHSLD with 26 double rooms for up to 53 residents
- Renovation work is required on the half-basement to suit the buyer's taste.



LOCATION



Public transport
STL # 22, 52
Société de transport de Lével



Main roads
25, 125



Road bridges
Sophie-Masson Bridge (±500 m) and
Lepage Bridge (±3 km)

DEMOGRAPHY (5km radius)



87,322 Residents



63,211 Daytime Active Population



33,508 Households



\$130,525 Average Household Income

Sitewise - Estimated 2024 Statistics



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GENERAL INFORMATION

Asking price \$3,900,000
 Availability Immediate

TECHNICAL POINTS

 Construction 1965

 Lot # 1 785 732

 Zoning T4.1-8503

Permitted uses:

- Residential (H1)
- Multi-family housing (H2)
- Extensive recreation (R1)

AVAILABLE AREAS

(approximatives)

Building 10,361 ft²
Land 15,358 ft²

MUNICIPAL ASSESSMENT

Total (2024) \$1,975,200
 Building \$1,769,200
 Land \$206,000

TAXES

Total (2024) \$26,313.56
 Municipal \$24,505.86
 School (estimated) \$1,807.70



Hallway



Room type



Common area

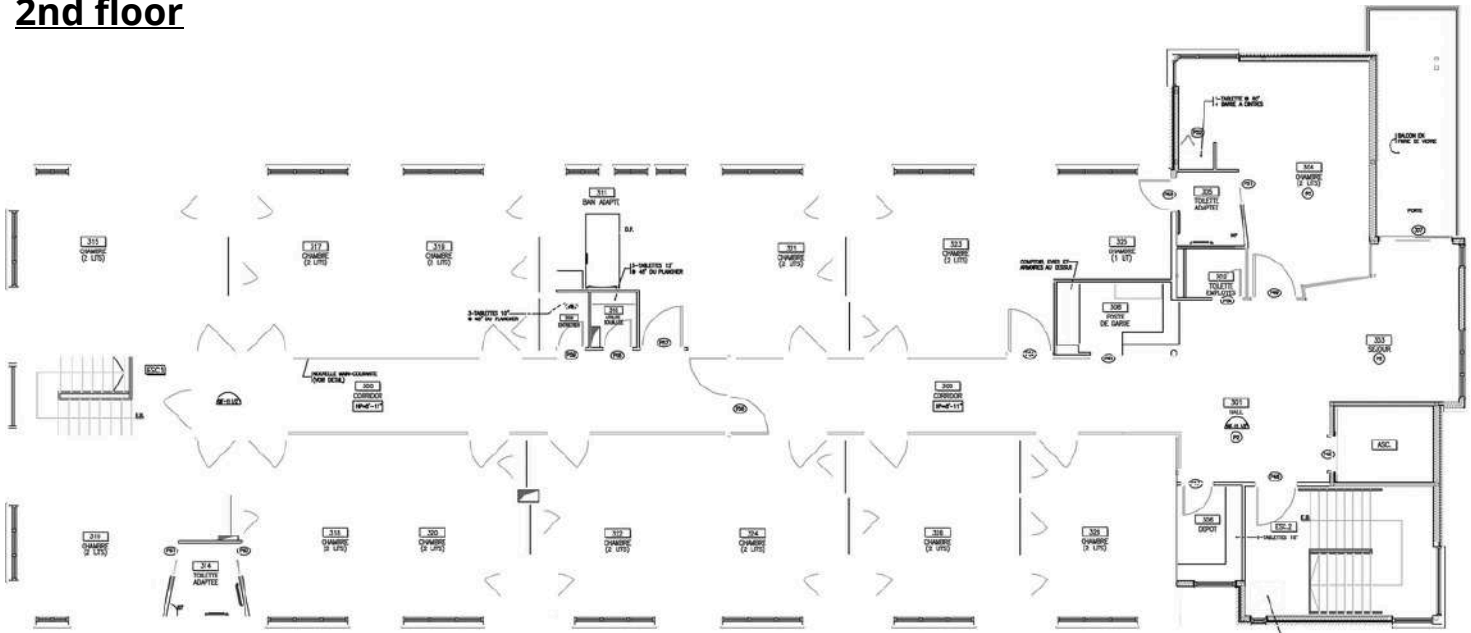


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PLAN

2nd floor

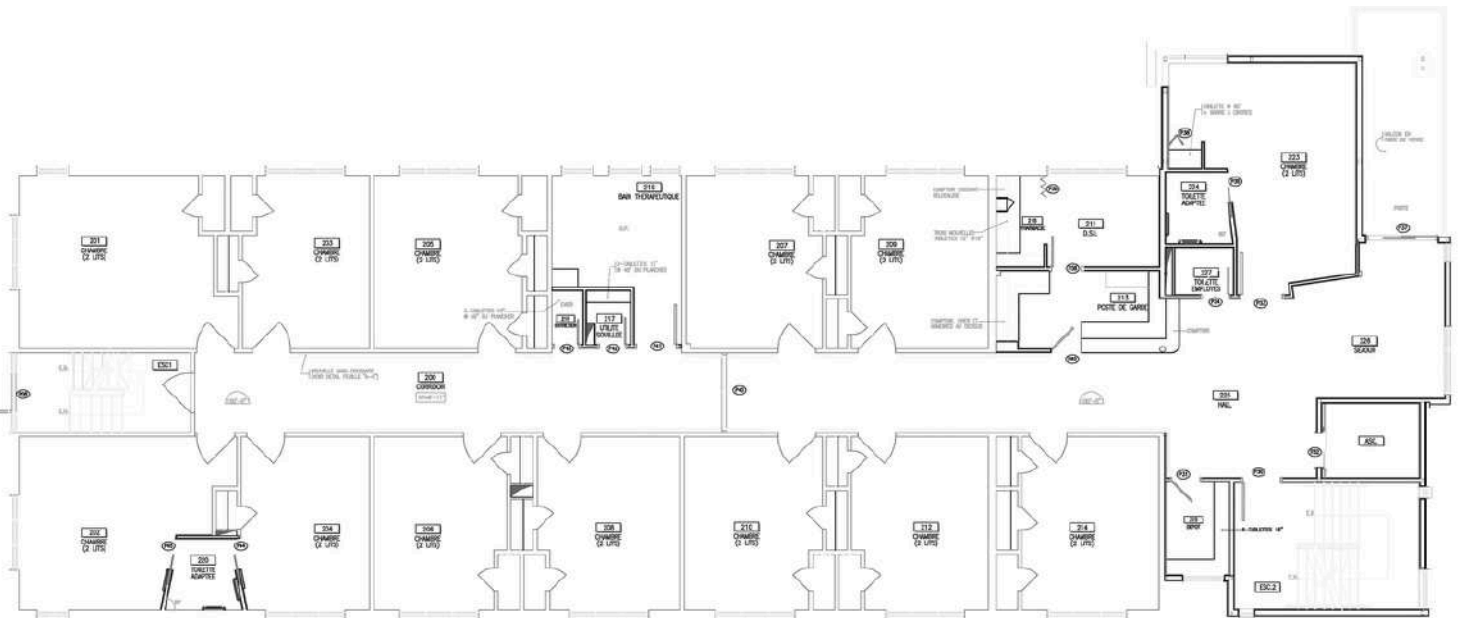


St-François

2e étage

Superficie ext. brute
5175.8 pi. cc.

1st floor



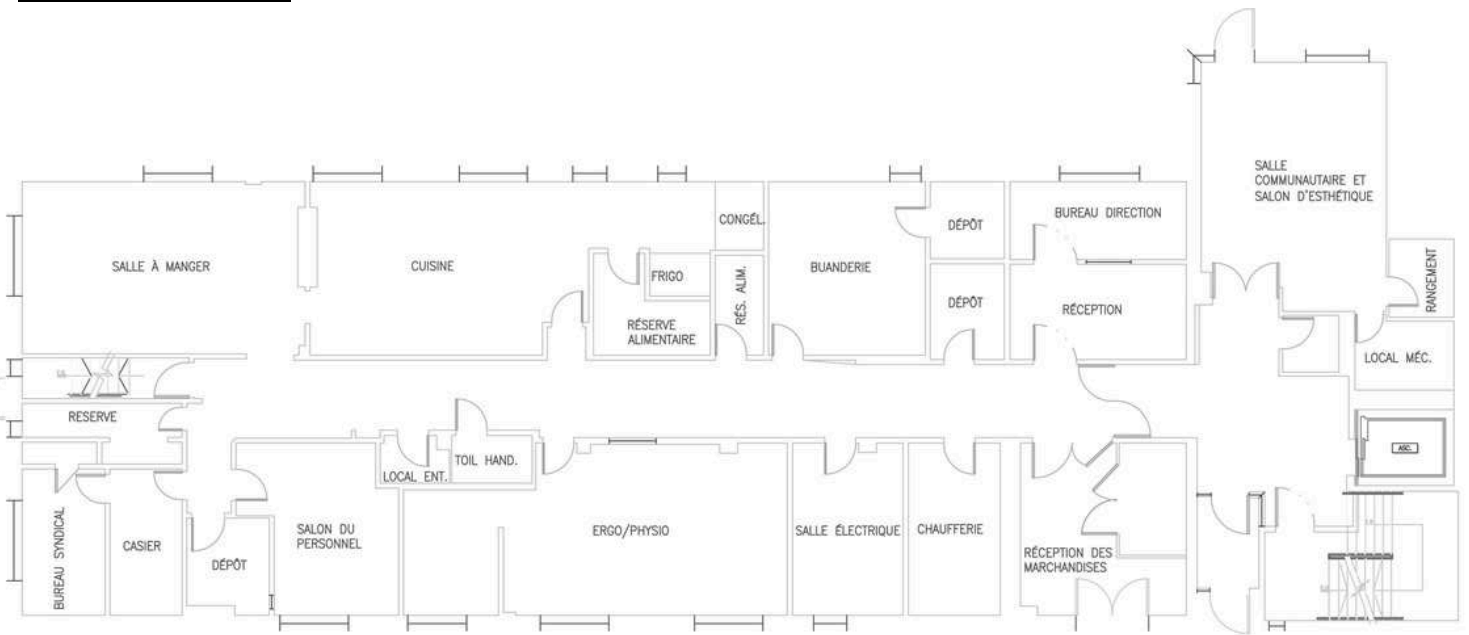
St-François

1er étage

Superficie ext. brute
5176.5 pi. cc.

Half basement

Montée Masson



Ce plan doit servir à des fins de gestion seulement.

St-François

Sous-sol

Superficie ext. brute
5150.15 pi. ca.



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A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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