

REVISED *PRICE*

4771 Laurier Boulevard, Terrebonne | QC

For Sale

± 15,670 SF high-end office building on a ± 67,285 SF lot, with excellent visibility on a busy boulevard.

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Colliers

Property *Overview*

2nd floor area	± 4,580 SF
Ground floor area	± 11,090 SF
Total area (basement not included)	± 15,670 SF
Basement area	± 1,975 SF
Land area	± 67,285 SF
Availability	Immediate
Electric entry	500 A / 600 V
Heating	Electric and forced air
Air conditioning	Central
Sprinklers	Yes
Construction	Brick and wood
Roofing	Elastomeric membrane
Parking	± 85 spaces
Lot numbers	3 931 803, 3 557 495 and 3 969 693
Year built	2011
Zoning	Zone # 8868-61 Commercial: A-Neighborhood, B-Local, C-Professional and Specialized Service, D-Supra-local, F-Restaurant, I-Road Service and Institutional: Class A Park, Playground and Natural Area
Taxes	Municipal (2024): \$130,092 School (2023-2024): \$4,750 Total: \$134,842

This LEED certified office building benefits from an excellent visibility on Laurier Boulevard. Ideal for an investor, a professional office or a medical center wishing to establish itself on an arterial road.



Facade and pylon sign



Building in excellent condition with a quality layout and turnkey offices



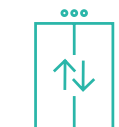
Available space for owner occupant



Accessible to persons with reduced mobility



Rooftop terrace



Elevator

Property *Description*

- 14 closed offices
- 1 executive office
- 2 conference rooms
- 2 storage rooms
- 6 washrooms
- Washroom with shower
- Vault and safe
- Copy room
- Kitchenette
- Reception area
- Open area that can accommodate approximately 15 people
- Gym area




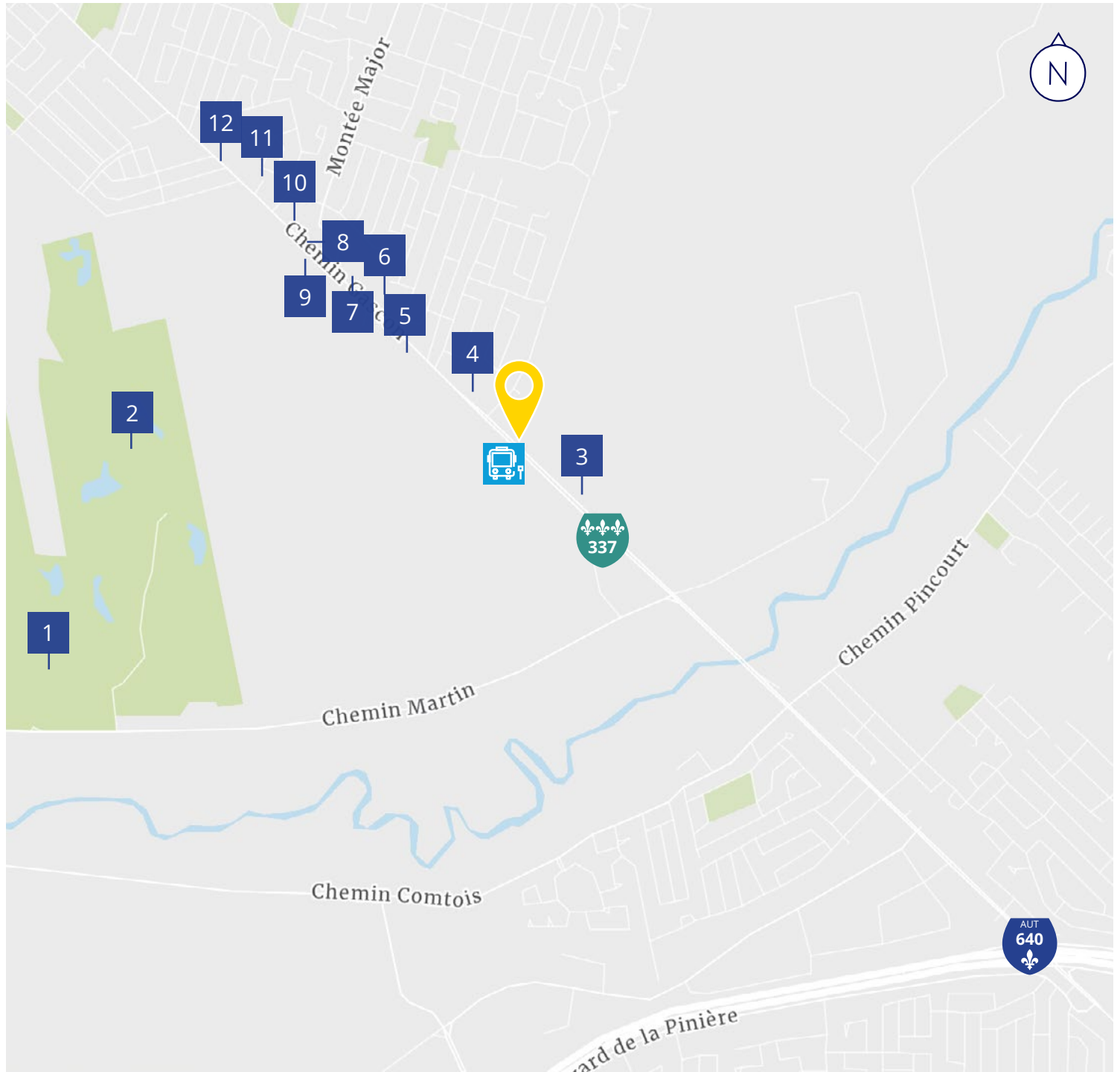


In proximity

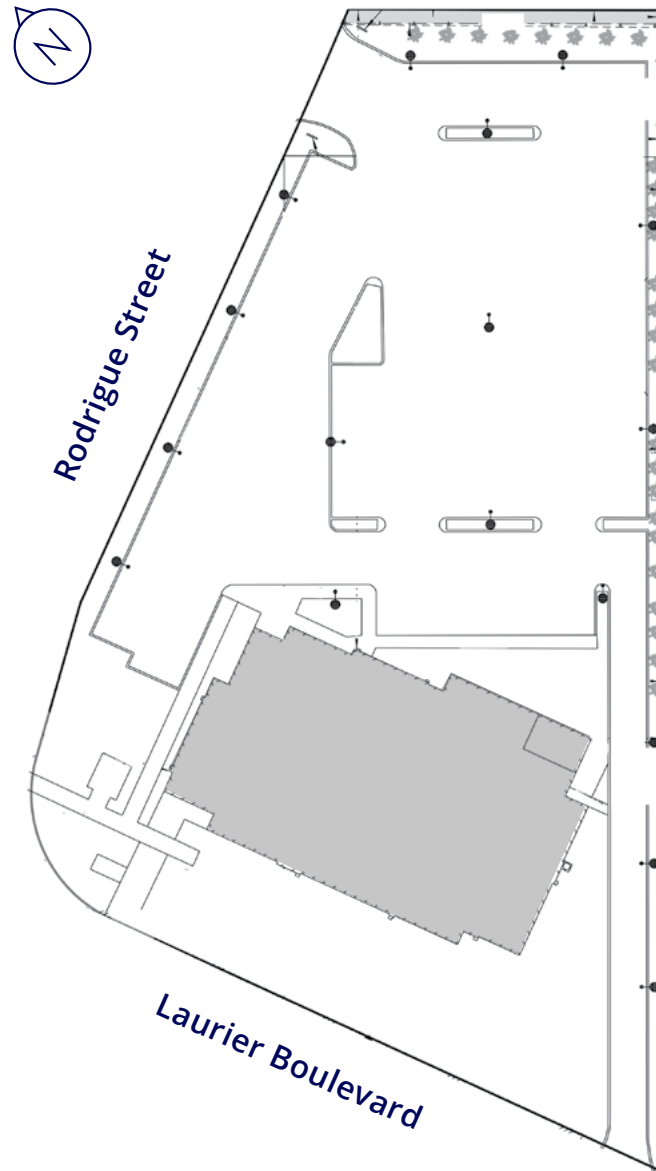
 4771 Laurier Boulevard

- 1** Terrebonne Golf Club
- 2** Mirage Golf Club
- 3** Roj Pizza
- 4** Canadian Tire
- 5** Esso
- 6** Subway
- 7** Jean Coutu
- 8** Tim Hortons
- 9** Super C
- 10** McDonalds
- 11** IGA Extra
- 12** Pharmaprix

 Bus 14, 17 and T15



Certificate of Location *Plan*



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