



2372 Saint-Martin Boulevard East, Suite 200-205, Laval | QC

For Sale or For Lease

Office condo of **± 3,936 SF** strategically located on Saint-Martin Boulevard East, offering a flexible layout and excellent accessibility via Highways 19 and 440.

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Condo Features

AVAILABILITY

January 2027

PROPORTIONATE SHARE

50%

NET RENTAL RATE

Contact the brokers

OPERATING EXPENSES

± \$11.66 / SF

ASKING PRICE

Contact the brokers

ANNUAL CONDO FEES

± \$3.98 / SF

MUNICIPAL ASSESSMENT | 2026

Land	\$280,600
Building	\$772,700
Property (total)	\$1,053,300

TAXES

Municipal (2026)	\$25,423
School (2026-2027)	\$740
Total	\$26,163

Areas and Dimensions

Total Area	± 3,936 SF
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Dimensions	± 125' x ± 34' irr.
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Technical Specifications

Lot Numbers	Private: 2 340 382 & 2 340 383 Common: 2 340 381
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Number of Floors	2
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Electrical Entry	2 x 225 A 120/208 V
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Heating	Electric
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Air Conditioning	Yes
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Lighting	LED and Halogen
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Zoning	Commercial CA-135
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Construction Year	2001
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Renovation Year	2018
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Parking	19 reserved spots
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Highlights of the condo



Alarm system



Signage on the facade



Space available for owner-occupier



Common outdoor terrace



Excellent visibility on St-Martin Boulevard



Easily accessible via Highway 19 and 440



Located near a developing commercial and residential area



Photos of the condo

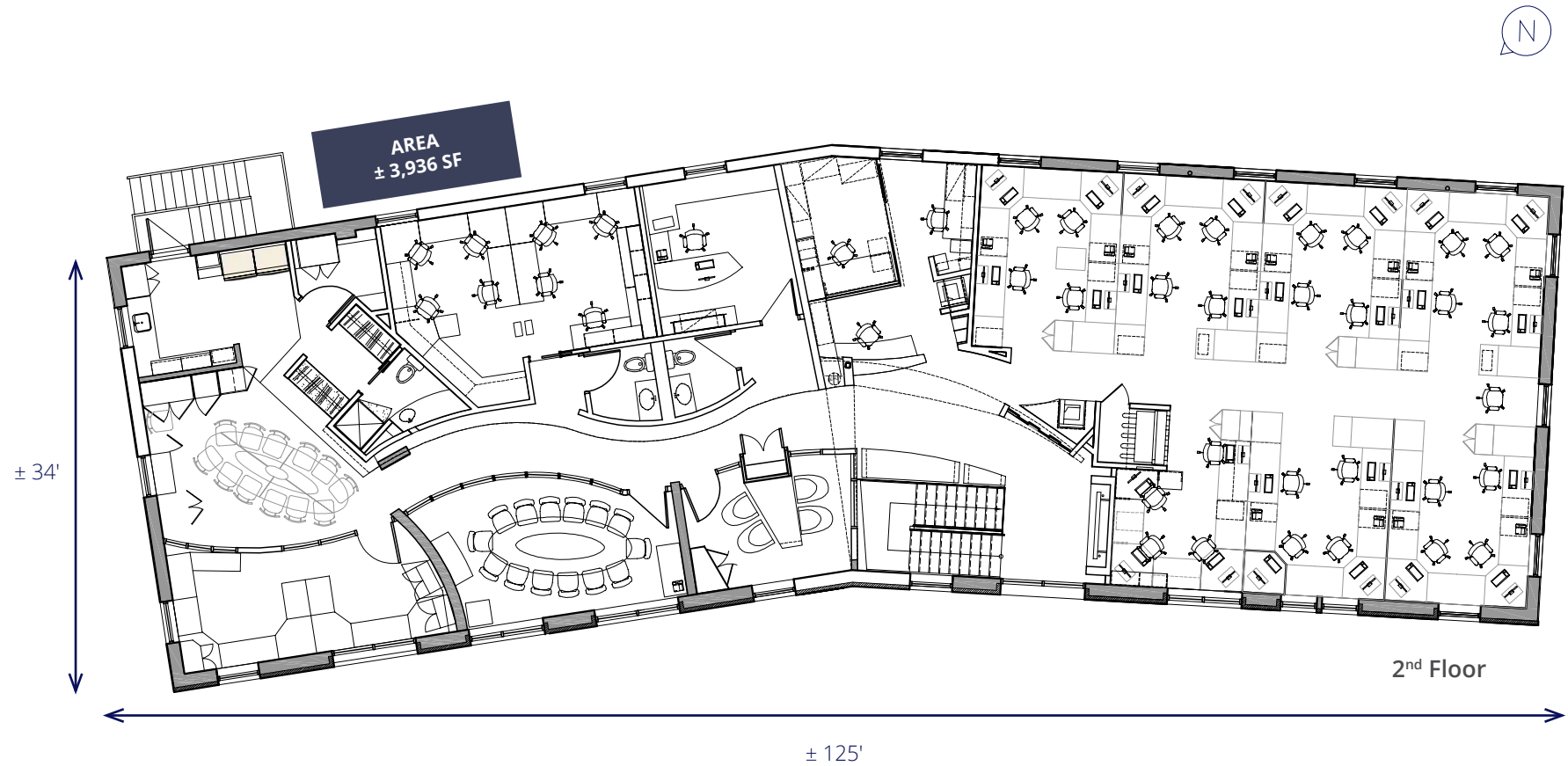


Description of the condo

- 1 reception area
- 5 enclosed offices
- 1 waiting room
- Open office area
- 1 meeting room
- 1 server room
- 1 kitchenette and dining room
- 3 washrooms

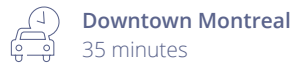
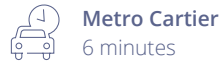


Condo Plan



Saint-Martin Boulevard East

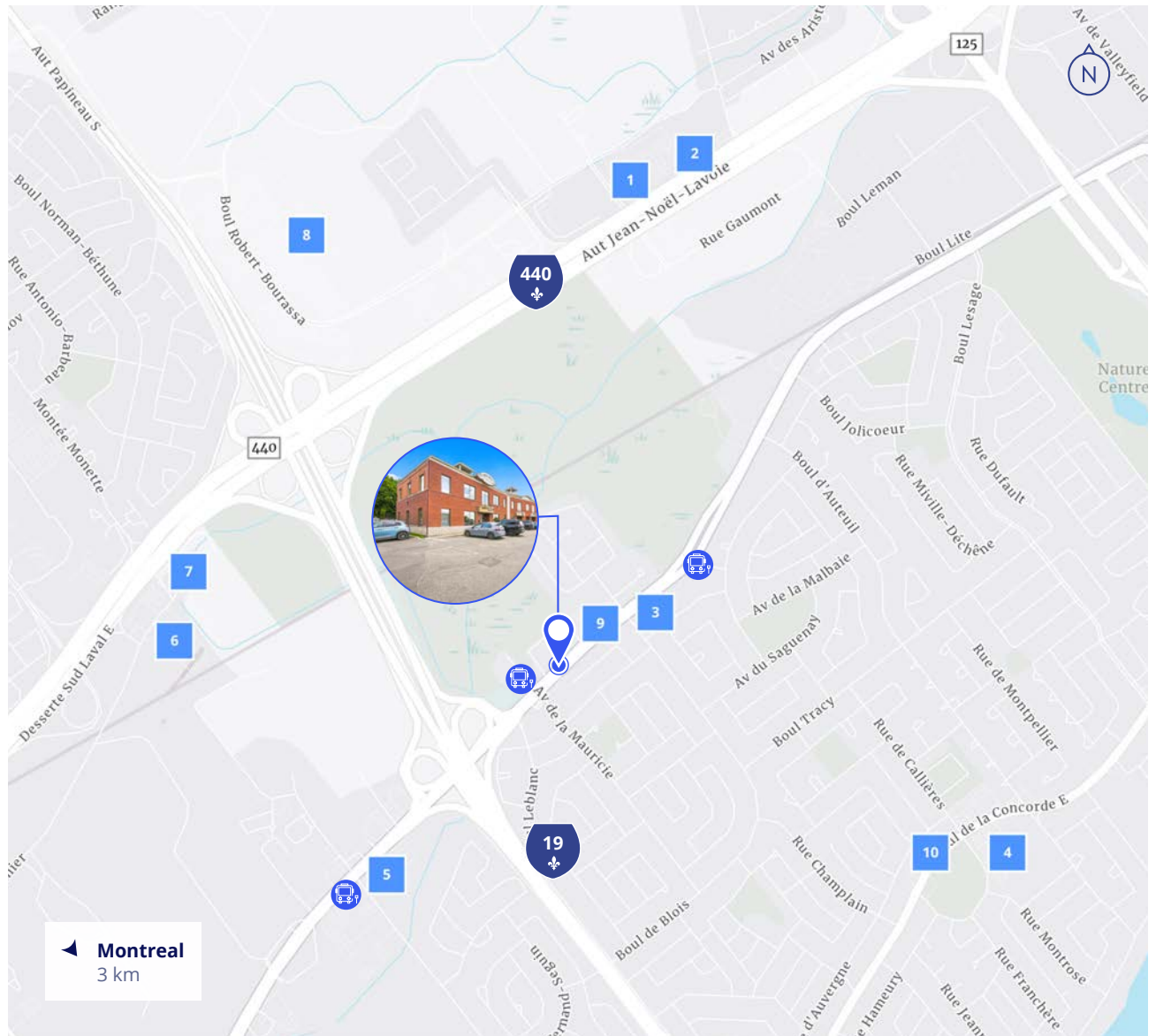
In Proximity



 2372 Saint-Martin Boulevard East, Suite 200-205, Laval

IN PROXIMITY

- 1 Adonis
- 2 Tim Hortons
- 3 Centre bancaire CIBC
- 4 Centre Duvernay
- 5 Chartrand Ford
- 6 Balcan Packaging
- 7 Intelcom
- 8 Supercentre Walmart
- 9 Pâtisserie St-Martin
- 10 Jean Coutu





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