



For Sale

4903
Adam Street,
Hochelaga-Maisonneuve*



*Presbytery

Highlights of the Opportunity



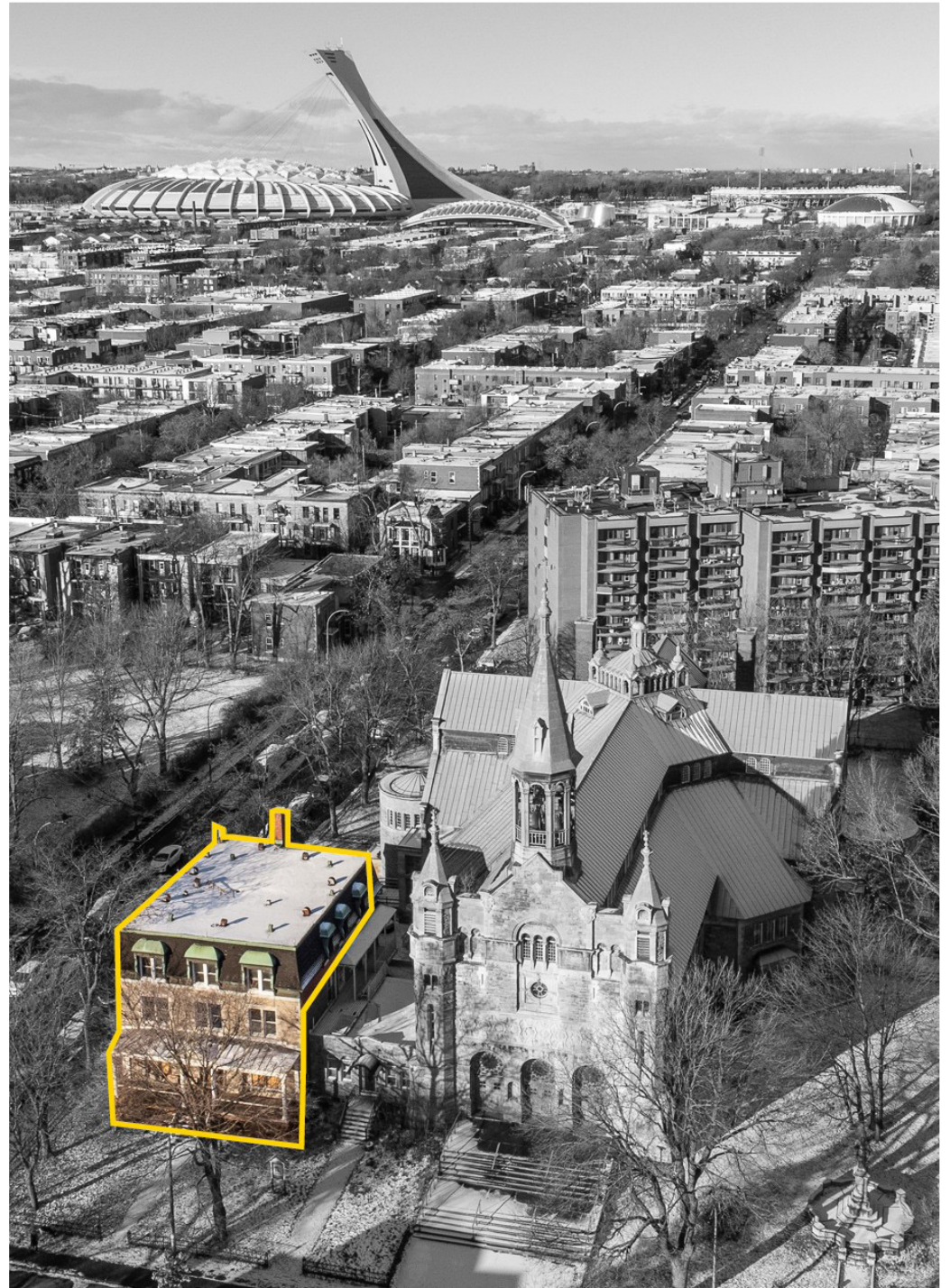
Historical property with notable
architectural elements and design



Prime location within the up-and-coming
neighbourhood of HOMA, within 15 minutes
walking distance to Viau metro station



Multiple Repositing / Conversion Options



Property Overview

A rare opportunity to acquire a historic presbytery with versatile potential. This distinctive property offers flexibility for cultural, community, educational, and office uses, making it an ideal setting for unique social or institutional projects, within permitted zoning parameters. Suitable for developers or owner-occupiers, the existing building requires extensive renovations, presenting an opportunity for complete transformation and renewal.

Lot Number	1 879 420*
Address	4903 Adam Street, Montreal
Construction Year	1928
Lot Size	± 6,000 SF
Building Area	<ul style="list-style-type: none">• 3 above ground floors: ± 2,800 SF each Total: ± 8,410 SF• Basement: ± 3,507 SF• Total building: ± 11,917 SF
Building Type	Presbytery, Attached
Parking	1 interior garage ± 2 exterior spaces
Asking Sale Price	Please contact the broker

*The current cadastre is planned to be subdivided before November 2025.



Technical *features*

Foundation and Structure	Stone and concrete
Floor Slabs	Concrete
Exterior Cladding	Stone and brick
Heating	Hot water heaters, natural gas
Electricity	600 amps
Complete Communal Bathrooms	3
Communal Kitchens	1



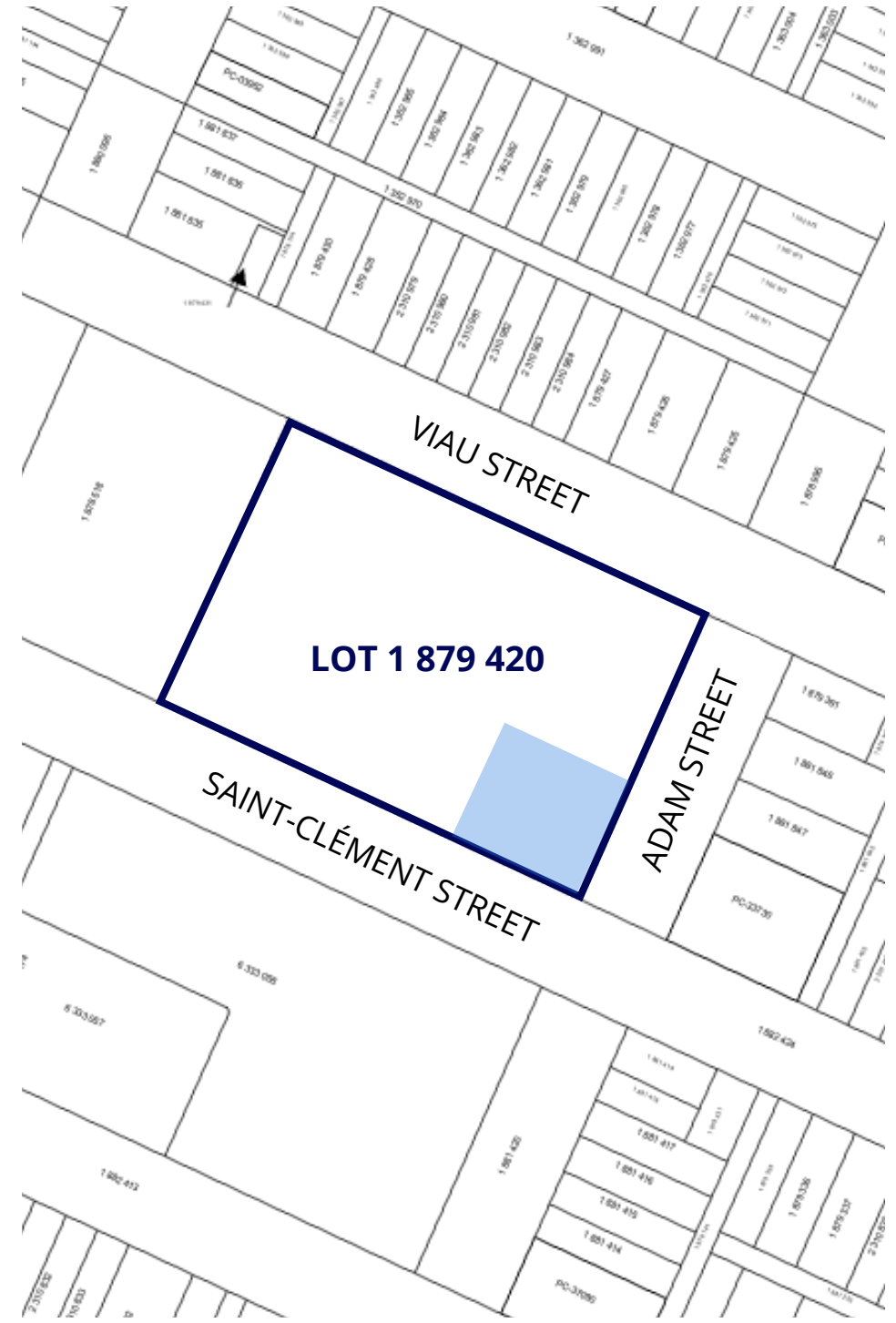
Photo Gallery



Zoning

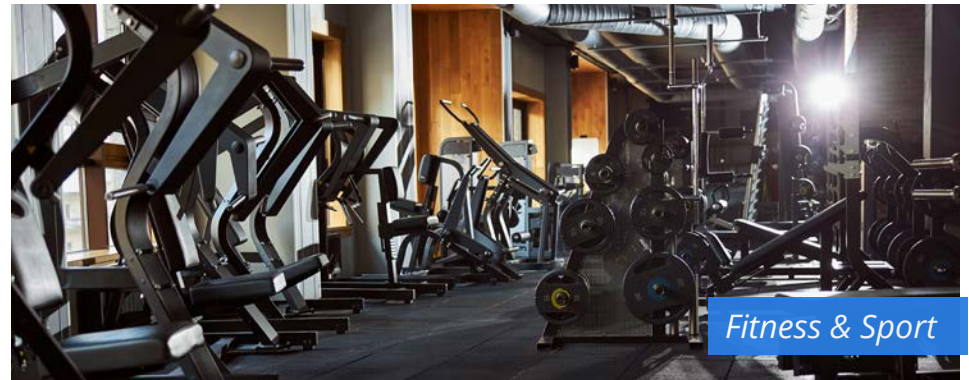
Zone	0405 Mercier/Hochelaga-Maisonneuve Borough
Permitted Uses	Class E.5(1) Cultural, socio-community, health and social services, educational, complementary commercial or complementary office uses
Floors	<ul style="list-style-type: none"> • Minimum: 2 • Maximum: 3
Maximum Height	12.5 m
Site Coverage	<ul style="list-style-type: none"> • Minimum: 30% • Maximum: 70%
Urban Plan Designation	Building with exceptional heritage value

 Presbytery
*For demonstration purposes only



Conversion & Repositioning Opportunities

The unique characteristics of this property allow for a wide range of adaptive uses.





Location Overview



Highway 25
11 min



Bus
34-353



Viau Metro Station
15-min walk

Interested parties must sign a Confidentiality Agreement prior to receiving additional information on this offering. Please contact us or [click here](#).

Chimène Constance

Senior Associate | Real Estate Broker
+1 514 603 1931 | chimene.constance@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.

collierscanada.com

