

OPPORTUNITY FOR OWNER OCCUPIER COMMERCIAL/RESIDENTIAL • FOR SALE

306-308 rue Fleury, Ahuntsic-Cartierville QC

± 1,604 sq.ft.



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IMMEUBLES
MICHAEL WHITE inc.
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PROPERTY DETAILS

	Residential Unit (2nd floor)	4 1/2
	Commercial Area (GF+basement)	±1,604 SF
	Land Area	±1,022 SF

	LAND	BUILDING	TOTAL
Municipal Evaluation	\$ 73,100	\$ 478,200	\$ 551,300
Municipal Tax (2025)		\$ 7,804	
School Tax (2024-2025)		\$ 432.77	

➔ Semi-commercial property on Rue Fleury O. that combines charm and functionality, offering a prime location in one of Montreal’s most dynamic communities.

The property is conveniently located on a bus line and within a 10 minute commute to both Henri Bourassa and Sauvé metro stations, making it easily accessible for both customers and residents.

The neighbourhood boasts a friendly and welcoming vibe, making it an ideal place for both businesses and homes Its walkability is a major draw, with beautiful parks, historic sites, and excellent public transportation options nearby.

Ahuntsic-Cartierville’s history as a vibrant community hub is evident in its well-preserved architecture and thriving local businesses.

DEMOGRAPHICS



Population
127,142



Total Households
32,910



Avg. Households Income
117,697



Traffic Score
66

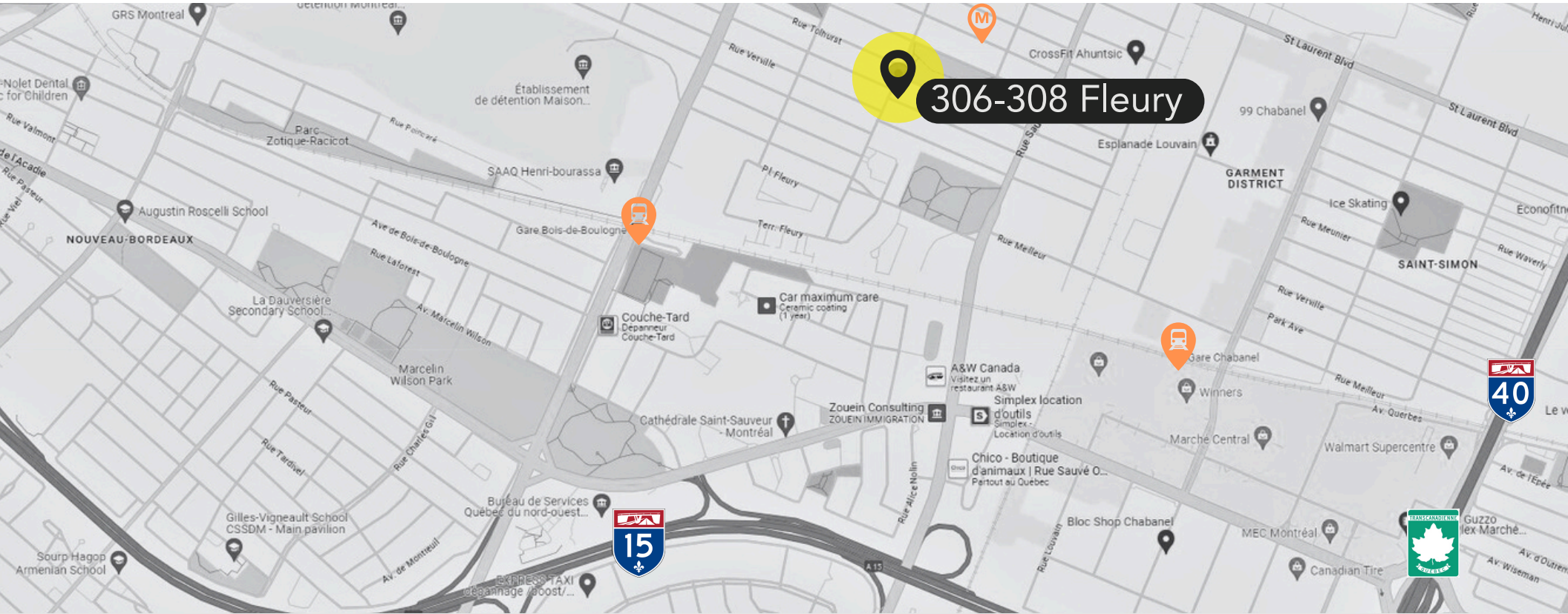


Walk Score
62



Bike Score
73

MAP



6 minutes
by car



#180
+/- 3 minutes
on foot



5 minutes
by car



Metro Sauv 
8 minutes
on foot



5 minutes
by car



Gare Bois-de-Boulogne
Gare Chabanel
20 minutes
on foot

CONTACT



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REALTIES

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Événements privés
Boissons à l'unch

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