

FOR SALE.

156, Saint-Denis av.
Saint-Lambert



Office spaces



Building : 3,799 ft²
Land : 16,996 ft²

Sébastien Morissette

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General Information

Sale Price \$3,000,000
 Sale without legal warranty
 Availability Immediate

Building 3,799 ft²
 Land 16,996 ft²
 Surface area are approximatives.

Municipal Evaluation \$1,213,100
 Terrain \$748,100
 Bâtiment \$465,000

Total Taxes \$32,628.65
 Municipal \$31,691.03
 School \$937.62





Technical Points



Parking
±10 stalls reserved



Exterior Cladding
Brick



Lot #
2 391 449



Zoning
RB-3



Floors
2



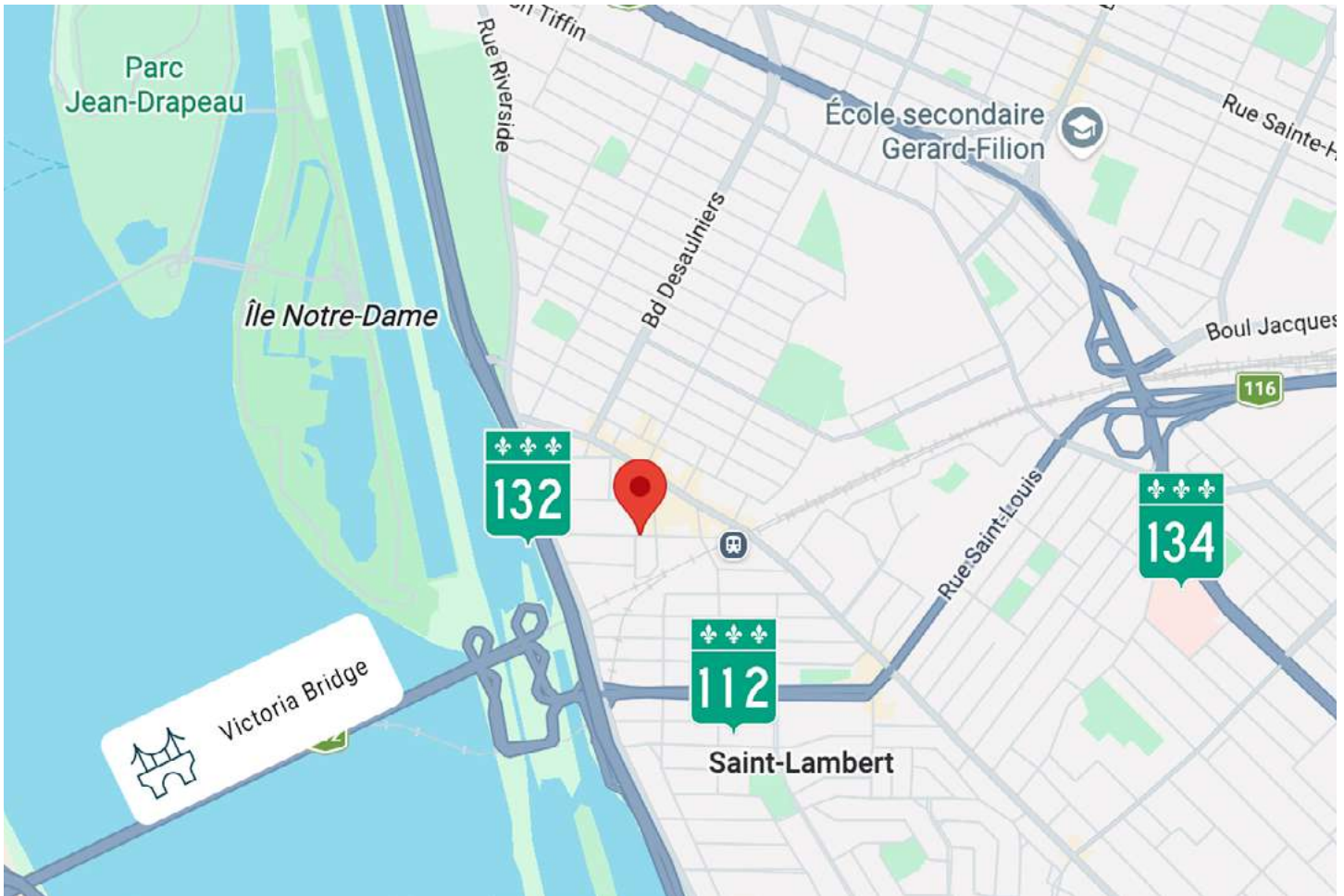
Air Conditioning
Yes



Heating
Electric

Highlights

- Close to **Route 132** and the **Victoria Bridge**
- Located just steps from a wide range of services in the heart of Saint-Lambert
- Reserved parking (±10 spaces)
- Ideal building for an **owner-occupant**
- **Redevelopment potential** (±17,000 ft² site), preliminary discussions have been initiated with the city



Public Transit

1, 6, 13, 15, 55, 501, 606, 613, 618, 650



Population

175,198



Households

80,659



Main Roads

R132, R112, R134, R116



Active Population

152,617



Average Household Income

\$ 107,295



Road Bridges

Victoria Bridge (±2 km)
Jacques-Cartier Bridge (±5 km)

Source : Sitewise - 2025 Estimated Statistics - 5 km Radius (excluding Montreal)

Lot - 16,996 ft²



Contact-us



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