

4799 ST-CHARLES KIRKLAND

AREA : 1,913 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Car Dealership

PROPERTY DESCRIPTION

Developers and investors—this is a rare opportunity to secure a strategically located 22,500 sq. ft. site in the heart of Pierrefonds' evolving commercial corridor.

Currently operating as a car dealership, this high-visibility property has obtained rezoning approval for commercial use with multi-family redevelopment in accordance with the updated municipal zoning bylaws. The site presents the potential for a mixed-use commercial and residential development of up to 42 units, subject to final municipal confirmation and approval.

Positioned on St-Charles Boulevard, one of the West Island's primary arteries, the property benefits from strong traffic exposure, established surrounding amenities, public transit access, and proximity to growing residential neighbourhoods. With increasing demand for quality housing in the West Island, this site is ideally situated in the path of progress.

Whether your vision includes ground-floor commercial with residential above or a thoughtfully integrated mixed-use concept, this offering provides the scale, zoning framework, and location fundamentals to support a high-impact development.

An exceptional opportunity to break ground in a supply-constrained market—secure your position in one of Pierrefonds' most promising redevelopment corridors.

HIGHLIGHTS

- ✓ Strategically located lot at 4799 Boulevard St-Charles in Pierrefonds, with a total area of 22,500 sq. ft.
- ✓ Situated near a key intersection along Boulevard St-Charles, the site benefits from exceptional visibility for a development project.
- ✓ This location represents a compelling opportunity for a commercial, residential, or mixed-use project in the heart of a rapidly growing urban hub.

ASKING PRICE :

\$2,900,000

+ GST/PST

ADDITIONAL INFORMATION

This sale is made without legal warranty of quality, at the buyer's risk.

4799 St-Charles, Kirkland

Main attractions of the sector

- Located along St-Charles Blvd, a major commercial and transit artery serving the West Island.
- Strong demographic profile with stable, family-oriented population and sustained residential demand.
- Proximity to REM West Island stations, public transit, and key commuter routes (Highways 20 & 40).
- Immediate access to retail amenities, schools, parks, and essential services.

BUILDING DESCRIPTION

General Information

Cadastral number	1 070 353
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Total Municipal Assessment

Cadastre	1 0703 53
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Total Municipal Assessment	937 400 \$
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Municipal Land Assessment	627 100 \$
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Municipal Building Assessment	310 300 \$
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Construction

Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1979
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Building Dimensions	61' x 10.4' (approx.)
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Features

Plumbing	PEX/ABS
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Condition of Roof	Asphalt shingles
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Electrical Panels	Circuit breakers
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Exterior Siding	Brick and vinyle
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Condition of Doors/Windows	Acier, pvc, aluminium
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Electromechanical System

Lighting	Exterior light
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Fire System	Smoke detectors
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Security System	Camera system
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Existing Facilities	Charging station
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	27 spaces
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Area

Gross Area	1857 sq.ft
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Leasable Surface Area	1857 sq.ft
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Land Surface Area	22 500 sq.ft
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Building Area	1857 sq.ft
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Average Surface Area / Unit	1857 sq.ft
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FEATURES

Plumbing

PEX/ABS

Heating System

Electric baseboard, heat pump, convectair

Exterior Siding

Brick and vinyl

Condition of Roof

Asphalt shingles

Hot Water System

Independant tanks

Environmental Report

Update to be done

Service Contract

To be verified

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Acier, pvc, aluminium

