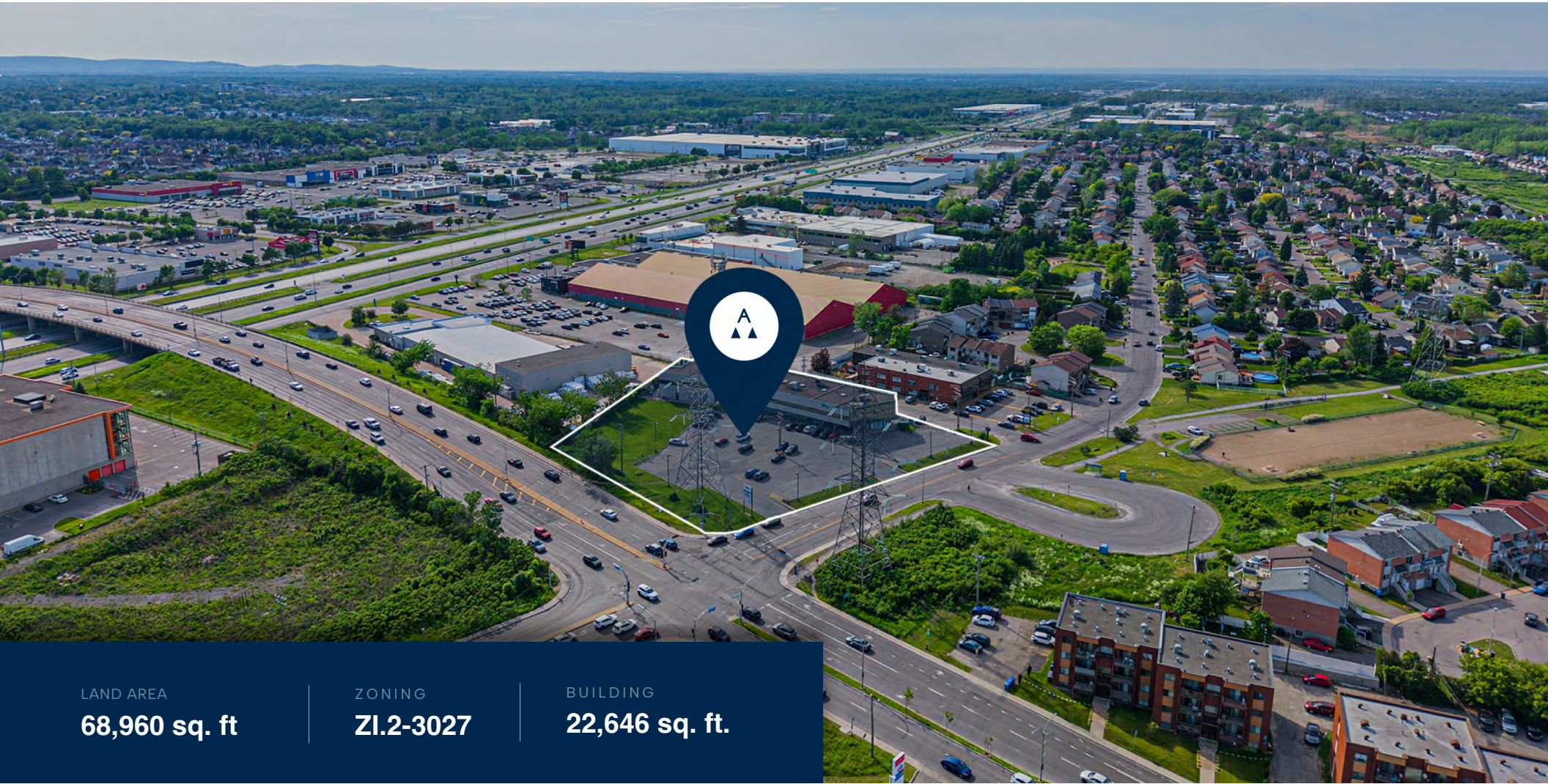


**FOR SALE**

**5305 Notre-Dame Blvd.**  
Laval (Québec)

ASGAARD  
▲▲



LAND AREA

**68,960 sq. ft**

ZONING

**ZI.2-3027**

BUILDING

**22,646 sq. ft.**

# 5305 Notre-Dame Blvd., Laval

COMMERCIAL ↗

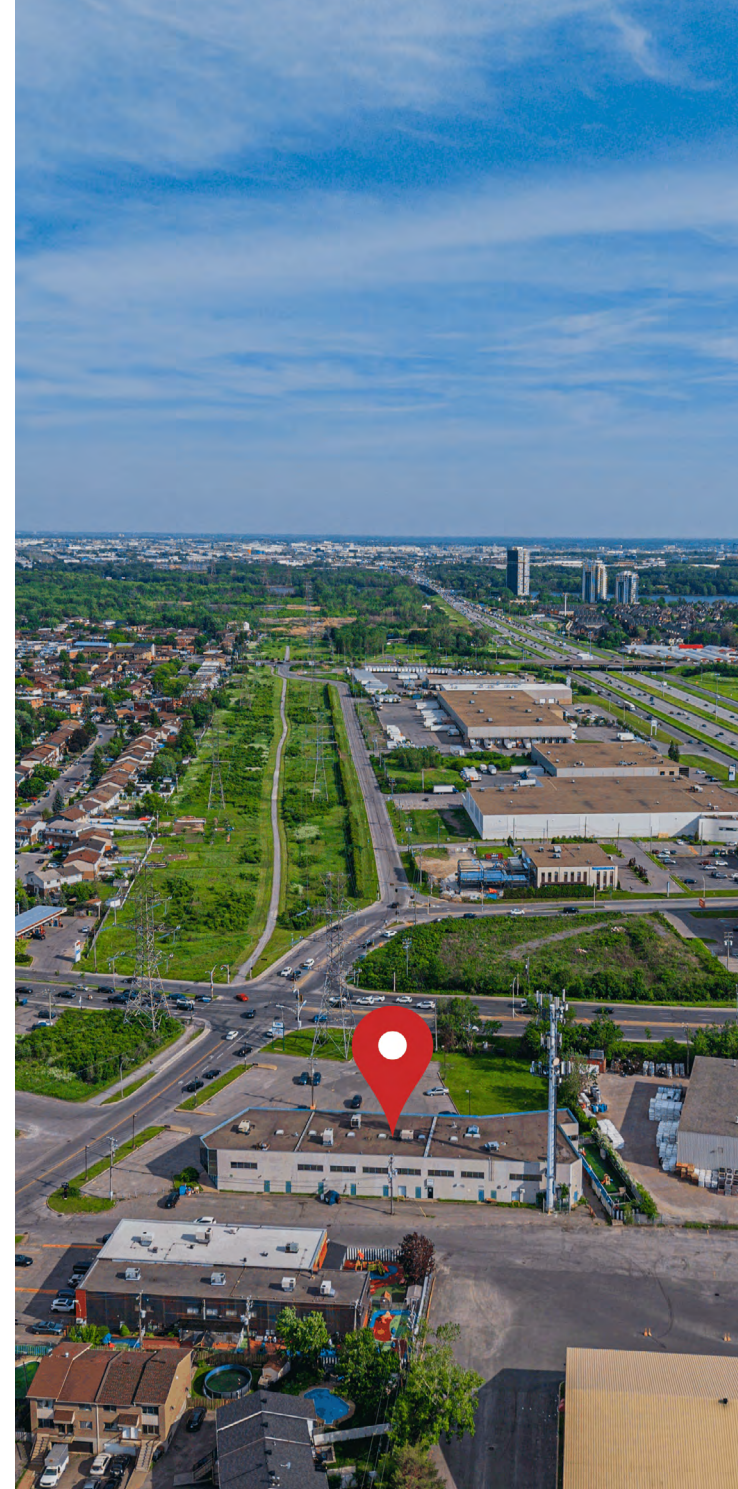
A rare opportunity to acquire 68,960 sq. ft. of industrially zoned land in Laval’s Chomedey district, at the Highway 13/440 interchange. The existing 22,646 sq. ft. building generates rental income from several tenants, with ± 57,765 sq. ft. of excess land available for a buyer to develop.

The owner (LCA) will vacate the second floor at closing and retain the ground floor under a 12-month sale-leaseback at \$6,000/month. The property is offered under two scenarios — each representing a distinct path to value creation depending on the buyer’s profile and investment strategy.

<p>IMMEDIATE INCOME</p> <p><b>Second-Floor Tenants</b> Upon Closing — Existing tenants in place</p>	<p>SALE-LEASEBACK</p> <p><b>12 Months – \$6K/ Month</b> Ground Floor Only</p>	<p>EXCESS LAND</p> <p><b>Surplus Land</b> Potential for Building Expansion</p>
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PROPERTY CHARACTERISTICS

<b>Address</b>	5305 Notre-Dame Blvd., Laval (Chomedey), QC H7W 4T8
<b>Cadastral lot</b>	1452884
<b>Land area</b>	68,960 sq. ft. (6,407 m²) — 23.35 m frontage
<b>Building</b>	22,646 sq. ft. — 2 storeys, built in 1989
<b>Zoning</b>	ZI.2-3027 — light industrial (up to 3 storeys)
<b>Municipal assessment</b>	\$5,345,400 (2025–2027 roll)
<b>Annual taxes</b>	\$98,392 (current owner benefits from an exemption); Estimated taxes for a new owner: \$175,000
<b>Sale-leaseback</b>	Ground floor only (5,421 sq. ft.) · 12 months · \$6,000/month
<b>Highways</b>	Highways 13 and 440 — immediately adjacent
<b>Telecom</b>	Bell / Telus / Rogers (AP Wireless) — transferred with the building



## Valuation scenarios

1

ACQUIRE, HOLD AND EXPAND

### Existing building + new construction

Retain the existing 22,646 sq. ft. building, re-lease the ground floor to a new tenant once the 12-month sale-leaseback ends, and develop a new warehouse or multi-purpose building on the available developable land. This approach generates income and achieves asset stabilization within an 18- to 36-month horizon.

This is the only scenario that lets the buyer rely on an income-generating asset while maximizing the site's development potential.

★ Immediate income at closing from the current second-floor tenants and the telecommunications contracts. Ground floor available for re-leasing from day one.

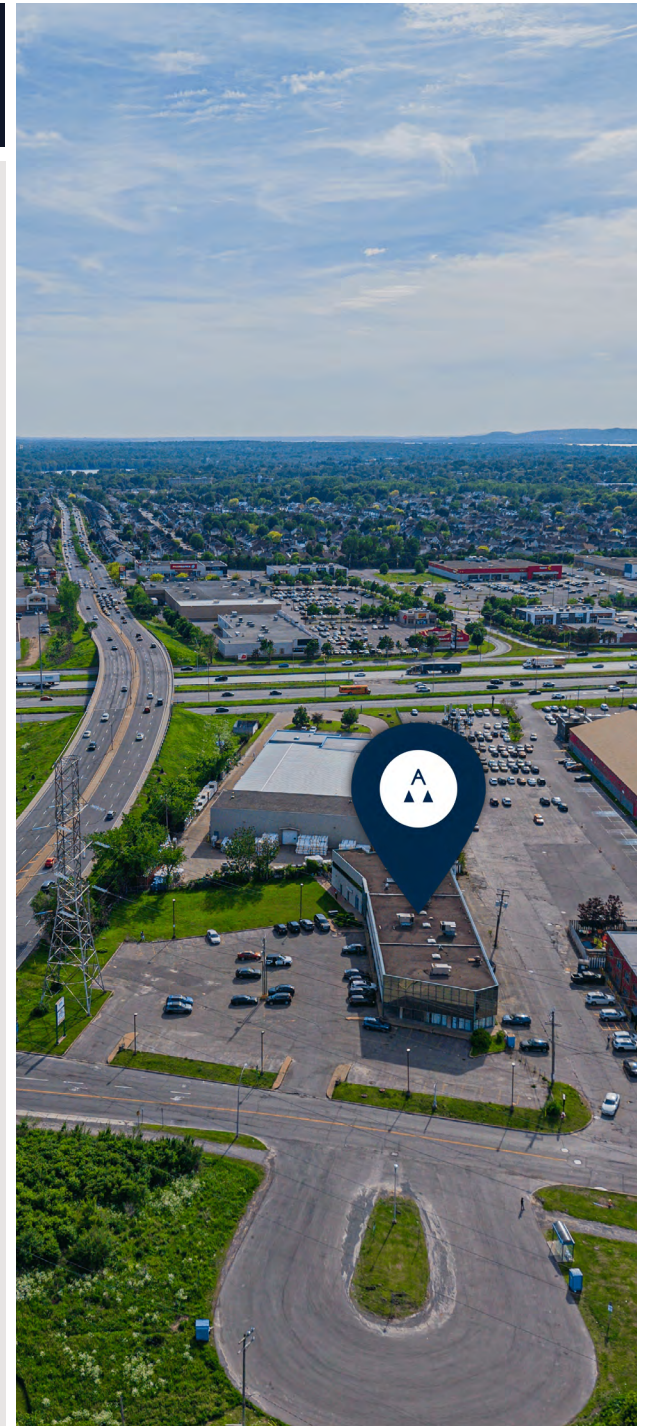
2

FULL INDUSTRIAL REDEVELOPMENT  
– CURRENT ZONING

### Full industrial redevelopment

Demolish the existing building at the end of the sale-leaseback and develop a custom light-industrial facility across the entire 68,960 sq. ft. site. ZI.2-3027 zoning permits light industry (I1), warehousing and distribution (I2), and public-utility uses as of right, up to 3 storeys — no rezoning required.






The Highway 13/440 interchange and the Notre-Dame Blvd. address make this a well-served location for any industrial user or developer

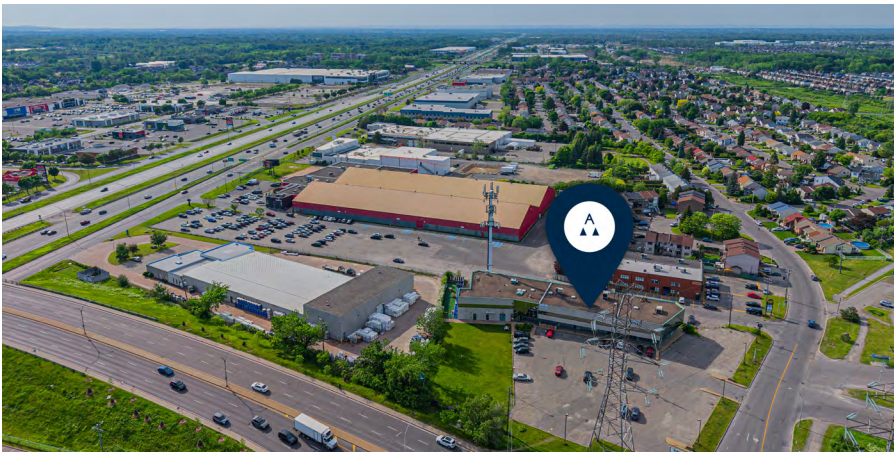


## LOCATION

# Strategic connectivity

Located at the intersection of Notre-Dame Boulevard and Montgolfier Street — one of Chomedey's most active industrial and commercial corridors, adjacent to the Highway 13/440 interchange. Chomedey is Laval's largest employment hub, with 94,030 residents and 43,960 jobs.

	Highways 13 and 440	Immediate
	Montréal–Trudeau International Airport	18 min
	Downtown Montreal	17.8 km
	Port of Montreal	30 min
	Méga-centre Notre-Dame	Adjacent
	Ottawa	2,5 h



## TRANSACTION PROCESS

# Investment opportunity

1

### Receive this brochure — no confidentiality agreement required

Public document. Provides an overview of the property, the scenarios and the transaction process. No financial details or rent roll at this stage..

2

### Sign a confidentiality agreement

Two versions available — with or without a cooperating broker. Contact one of the brokers to receive the agreement. Once the signed agreement is returned, the full CIM is sent within 24 hours.

3

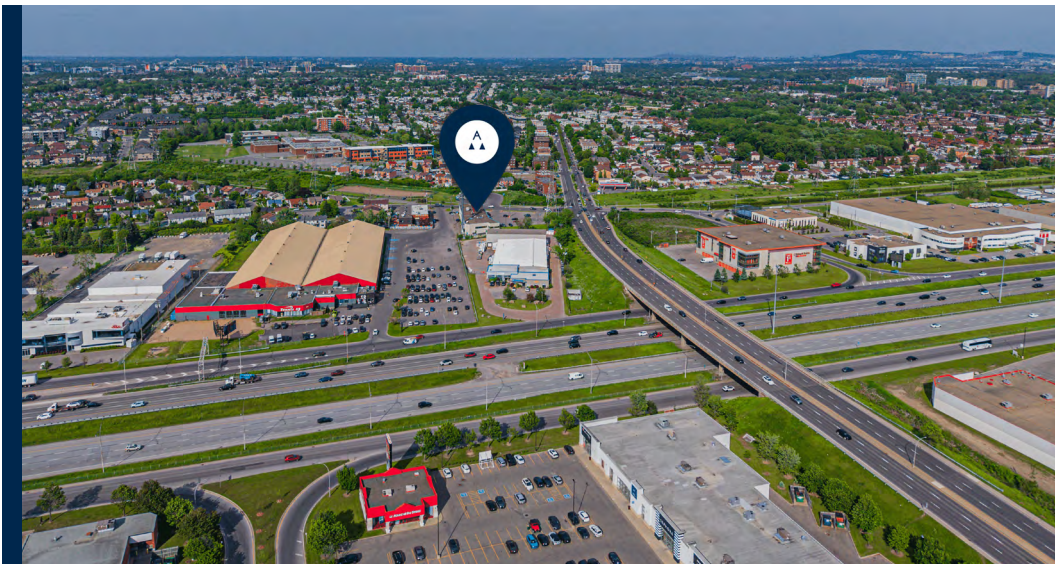
### Receive the CIM and schedule a tour

The full CIM includes: rent roll, pro forma, summary of the sale-leaseback terms, expansion study, zoning analysis, comparables, and offer instructions.

4

### Submit an offer

All offers must be submitted in writing to both brokers. The vendor will review offers as they are received. Target closing: December 2026.



## FOR MORE INFORMATION ABOUT THIS OFFERING

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REMAX

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Real Estate Broker

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Sign one of the following confidentiality agreements by clicking the corresponding link:

Without a cooperating broker

With a cooperating broker

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