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# For lease

Educational/institutional establishment  
+/- 23,000 SF

5210 Durocher Avenue, Outremont

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# Highlights



## Educational / Institutional establishment

This exceptional corner property exudes classic architecture. With its versatile design, it offers endless possibilities for a range of uses. Whether you envision a prestigious school, a flourishing cultural community center, a sublime hotel, or even municipal facilities such as a library, health care center or a museum, this property is the ideal canvas to bring your vision to life.



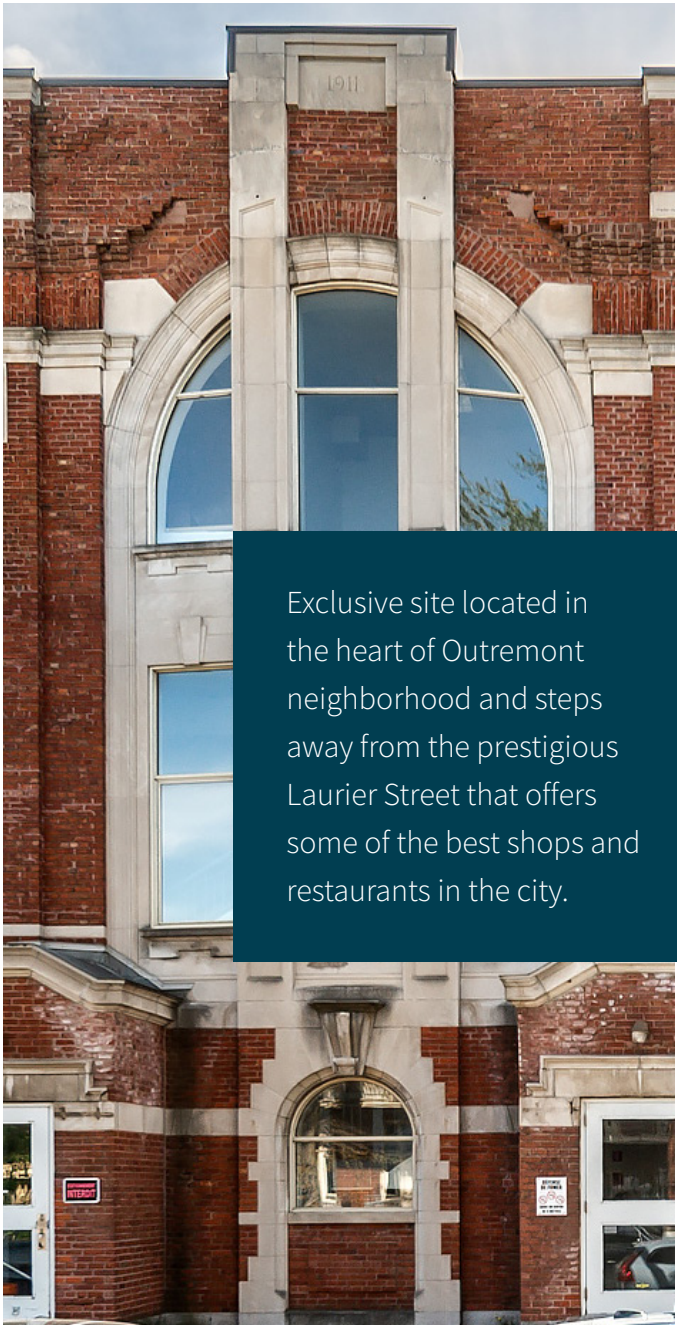
## Strategic location in a flourishing neighbourhood

This building offers a prime location just steps away from the highly regarded Laurier West Street and the Mount Royal. Surrounding the area are top-rated restaurants, upscale boutiques, and luxurious spas. Additionally, within a few minutes' reach is the Mile-End district, a neighborhood in effervescence, home to local shops, restaurants and many AI/IT companies.



## High walk score and well serviced by public transportation

Located between Outremont (blue line) and Laurier (orange line) metro stations and minutes from du Parc Avenue bus stop where you can get downtown within 15 minutes.



Exclusive site located in the heart of Outremont neighborhood and steps away from the prestigious Laurier Street that offers some of the best shops and restaurants in the city.

### Zoning In Place

Zoning	PB-4
Permitted uses	Community: open public space, municipal, education, health care, offices, and food and beverage

# Property description



This exclusive site with great natural light, features two-storey along with a semi-basement includes a fully equipped commercial kitchen, a gymnasium, locker rooms with showers, diverse sizes of classrooms, an HVAC system, and a fenced schoolyard that could easily be transformed into a parking area. Building signage is available subject to municipal approval.







Metro

Direct access to bus 51 from  
Laurier metro station



Bus

3-min walk  
80, 365, 368, 480

4-min walk  
51

- Restaurants
- Shops
- Spas



5210 Durocher Avenue	
District	Outremont
Building size	±23,000 SF
Land area	±18,500 SF
Lot number	1 350 604
Year built	1969
Floors	3
Clear ceiling height	10'
Lease conditions	
Asking rent	Upon demand
Availability	Immediately



# Floor plan

## Second floor



**01**  
Gymnasium



**01**  
Brand new  
commercial kitchen

## First floor

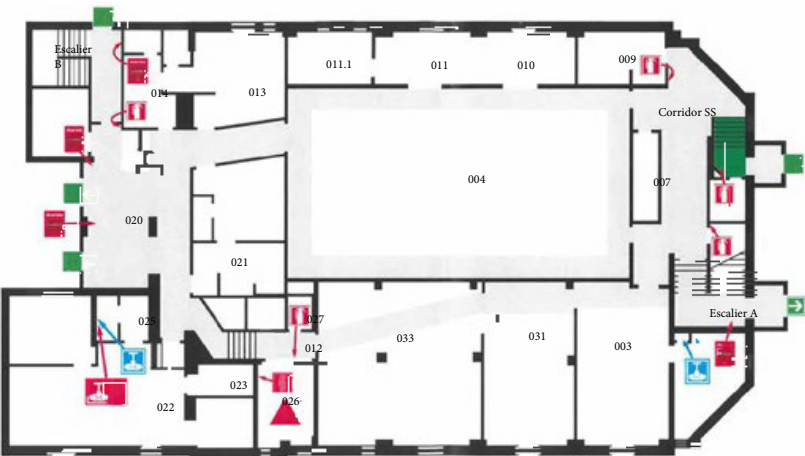


**02**  
locker-rooms  
with showers



**03**  
Floors including  
semi-basement

## Semi-basement



**06**  
Restrooms

## Contact us

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