



July 2024

For sale or lease

30 Don-Quichotte Boulevard
L'Île-Perrot, Quebec

Executive Summary

JLL's Québec Capital Markets Team is pleased to offer for sale or for lease a commercial property located at 30 Don-Quichotte Boulevard in l'Île- Perrot, Québec.

Comprised of a building of approximately 23,917 SF which includes a showroom, sales office and an automotive mechanic shop, sitting on two lots totaling ±170,590 sq. ft. of land with 334 feet of frontage on Don-Quichotte Boulevard, the Property is ideal for a user in the automotive industry and is also a good candidate for a high density TOD Multi-Family redevelopment at term. Located near the EXO train station, the Property is part of a diverse

commercial area including schools, residential nodes, and extensive essential amenities in the vicinity. The Property includes a flexible zoning, which allows a variety of commercial usages as well as high-density mixed-uses development (up to 7-8 stories), and was until recently home to an automotive dealership.

 Address 30 Don-Quichotte Boulevard	 City, Province Île-Perrot, Quebec	 Land (sq.ft.) 170,590	 Frontage 101.7 meters 334 feet
 Lot Numbers 1 575 581 1 822 154	 Building (sq.ft.) 23,917	 Clear Height 14'	 Drive-In Doors 21



Property Overview

Property Details

Address	30 Don-Quichotte Boulevard
City, Province	Île-Perrot, Quebec
Land (sq.ft.)	170,590
Frontage	101.7 meters 334 feet
Lot Numbers	1 575 581, 1 822 154
Building (sq.ft.)	23,917
Clear Height	14'
Number of doors	21 drive-in doors
Zoning	Commercial and Residential
Real Estate Taxes	\$120,713
Asking Rent	Contact us
Asking Price	\$10,995,000

Zoning Overview

Zone	C-18
Permitted Uses	Commerce: C1, C2, C3, C4, C5, C6, C7 H-5- Mixed-use I3-Construction Services INS3-Health center and social services
Surface Coverage Ratio (max)	40% (residential) 45% (commercial)
Height (max)	4 floors (residential) 2 floors (commercial)
Rear Setback (min)	9m
Front Setback (min)	9m
Side Setbacks (min)	4.5m

- Residential and commercial zoning in place
- 272,944 buildable sq.ft. (in place) based on land size of 170,590 sq.ft. x 40% SCR x 4 floors
- TOD area with potential to build high density (7-8 floors)

Highlights

- Located on Boulevard Don-Quichotte, the main commercial artery of the city
- Proximity to schools, residential areas, restaurants, and extensive essential amenity-based services (IGA, Pharmaprix, Jean-Coutu, SAQ, Dollarama, banks)
- Commercial and residential zoning in place
- High population growth
- 1.5 km to the EXO train station

Location Overview

Ideal location in Montreal's West Island

Located on Boulevard Don-Quichotte in L'Île-Perrot, the site is an oasis of peace ideal for families looking to get away from the city. Île-Perrot offers a vast choice of stores, services and lush vegetation that combines the charm and tranquility of nature within an urban environment. The site is located minutes away from Highway 20 and the Galipeault Bridge connecting to Sainte-Anne-de-Bellevue and the GMA. John Abbot College (CEGEP) and McGill University's MacDonald campus are only 4 km away from the site. The EXO train station is located only 1.3 km away from the property, allowing ideal connectivity and commuting to the Island of Montreal.

- 1.3km to EXO train station
- 450m to Virginie-Roy Elementary School
- 450m to IGA, SAQ, Tim Hortons, Dollarama
- 550m to Pharmaprix
- 400m to Giant Tiger
- 250m to banks
- 1.4km to Pont Galipeault
- 4km to John Abbot College



Contact

We can support you with expert advice that reflects your business needs and priorities.

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