



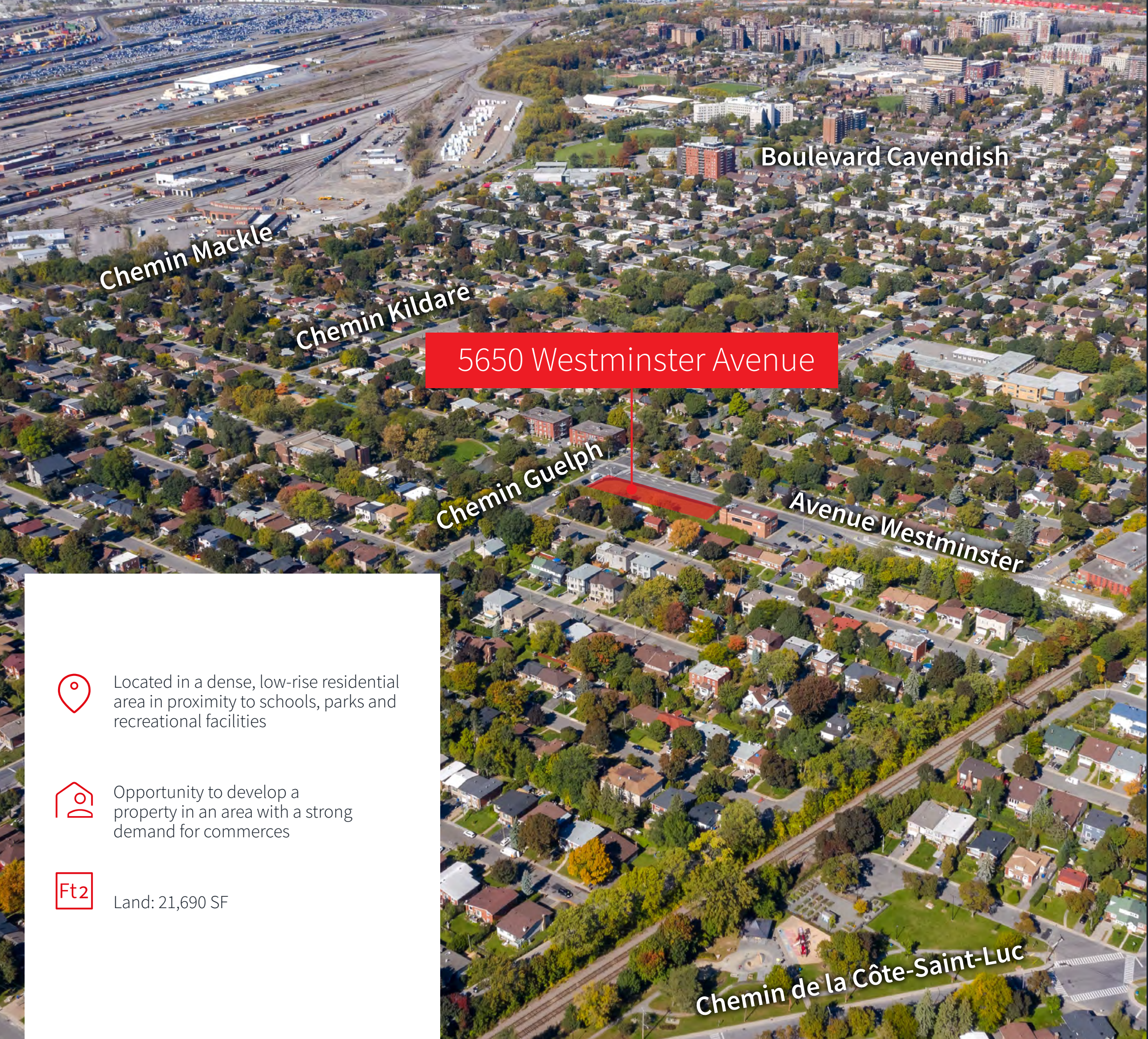
For Sale | Commercial development opportunity

5650 Westminster Ave.

Côte-Saint-Luc



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Boulevard Cavendish

Chemin Mackle

Chemin Kildare

5650 Westminster Avenue

Chemin Guelph

Avenue Westminster

Chemin de la Côte-Saint-Luc

Property Overview

Characteristics

Address	5650 Westminster Avenue
City, Province	Côte-Saint-Luc, QC
Land area	21,690 SF
Lot number	1 052 990

Municipal assesment

Land	\$629,700
Building	-
Total	\$629,700

Real estate taxes

Municipal	\$10,265
School (2024)	\$523
Total	\$10,788

Zoning

Zone	CA-3
Land Use designation	Commercial
Height (max)	1 floor

**sold with a servitude that prohibits the sale of food and petroleum products*



Located in a dense, low-rise residential area in proximity to schools, parks and recreational facilities



Opportunity to develop a property in an area with a strong demand for commerces



Land: 21,690 SF

Location Overview

Schools

- 1 Edinburgh Elementary School
- 2 Elizabeth Ballantyne Elementary School
- 3 École Secondaire Bialik
- 4 École Secondaire Saint-Luc
- 5 École Sainte-Catherine-de-Sienne
- 6 Des Amis-du-Monde
- 7 École Maimonide (Campus Parkhaven)
- 8 École Giant Steps
- 9 Hampstead Elementary School
- 10 Concordia University - Loyola Campus

Parks

- 1 Parc Pierre Elliott Trudeau
- 2 Parc Gilbert-Layton
- 3 Gayton Park
- 4 Harold Greenspon Park
- 5 Parc de la Confédération
- 6 Yitzhak Rabin Park
- 7 Parc Côte-Saint-Luc-Kensington
- 8 Parc Somerled
- 9 Parc Loyola
- 10 Richard Schwartz Park



About Côte-Saint-Luc

Côte-Saint-Luc, a predominantly residential community, is the third largest municipality in Montreal. Located South-West of Downtown Montreal and East of the Pierre-Elliott-Trudeau International Airport, the City occupies a territory of 6.95 sq.km and has over 29 public parks.

The city is home to approximately 36,746 people, The median age is 45.1 years old.

The average household income in Côte-Saint-Luc is \$116,381. These numbers are higher compared to the Province of Quebec average of \$100,987.



Demographic Overview

	5650, Westminster Avenue (0-1KM)	Côte- Saint-Luc
Population 2023	14,412	36,746
Median Age	40.1	45.1
Average household income	\$107,945	\$116,381
Owner-occupied dwellings	3,122	7,283
Tenant-occupied dwellings	3,435	8,644



Contact us

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