

## Business Opportunity

### Commercial land & building in Dollard-des-Ormeaux



Photo : Google

Raymond Chabot Inc. ("RCI"), as Liquidator of Chenoy Delicatessen & Steak House (1976) Ltd. (the "Company"), has implemented and is coordinating a process to solicit acquisition offers for the Company's commercial property located at 3616 Saint-Jean Blvd in Dollard-des-Ormeaux.

#### HIGHLIGHTS

- ▶ Located at a prime location on St-Jean Blvd in Dollard-des-Ormeaux, near all central services, the future Fairview Pointe-Claire REM station, Highway 40, and at less than 20 minutes from the Montreal-Trudeau International Airport.
- ▶ The land and building are sold with or without the continuity of the business, making a great opportunity to use the land for any type of commercial dedication.
- ▶ The land has an area of 4,906 square meters;
- ▶ The building was built in 1976 and has a floor area of 535 square meters.

#### DEADLINE

- ▶ Bids must be sent by email at [Daneau.Philippe@rcgt.com](mailto:Daneau.Philippe@rcgt.com) no later than **March 29, 2024 at 2:00 p.m.** The opening of the tenders will take place without the presence of the tenderers.

#### TERMS OF SALE

- ▶ The submission form and the terms and conditions of sale apply to all submissions that will be submitted. They are an integral part of this request and it is the responsibility of the tenderer to obtain a copy.
- ▶ The building can be visited by appointment only by contacting Philippe Daneau at the coordinates opposite to the document.
- ▶ **All offers must indicate the amount offered by the bidder if the restaurant remains in activity, and the amount if the property is unoccupied.**

For more information, contact:

Philippe Daneau, CPA, CIRP, LIT  
Senior manager  
T : (514) 954-4638  
E : [Daneau.Philippe@rcgt.com](mailto:Daneau.Philippe@rcgt.com)

Delphine Boisvert, CPA  
Assistant manager  
T : (514) 878-2692, 6093  
E : [Boisvert.Delphine@rcgt.com](mailto:Boisvert.Delphine@rcgt.com)

Raymond Chabot Inc.  
Suite 2000  
National Bank Tower  
600 De La Gauchetière Street West  
Montréal (Québec) H3B 4L8

Raymond Chabot Inc. is an affiliate of:

Raymond Chabot Grant Thornton & Cie,  
LP, member of Grant Thornton  
International limited ('Grant Thornton  
International').