



4477 Notre Dame Greater Sudbury On P3P 1X6

Commercial/Commercial Lease

MLS®#:	2125125	Price:	\$999,000.00
Possession:	TBD	Status:	Active
Dist/Sub:	VE/VE31		
Type:	Office		
Addl Type:	Commercial Retail, Office		
Bldg Type:	Offices, Retail	Outside Dim:	
Sale/Lease:	Sale	SqFt:	11,497
Lot Size:	187 X irregular		
Taxes/Yr:	\$40902/2025	Prop Size:	21780-32669 sf
Zoning:	C2	Garage:	
DOM:	0	CDOM:	0
Recent Change: 10/10/2025 : NEW : ->A			

General Information

Community:	Hanmer	Property Known As:	4477 NOTRE DAME (FORMALY CAISSE POPULAIRE VALLEE EST)
Legal:	Plan M107 Lot 24 Part Lots 22 23 and 25 RP 53R20319 Parts 46 to 12 Greater Sudbury, PIN 73503-1631, 73503-1662, 73503-0822, 73503-1323, PIN 73503-1005		
PIN:	73503-1323, 73503-1631		
Assess/Year:	1047,000/2025		
ROLL:	170 012 06000 0000		

REALTOR® Remarks

Seller 1:		Seller 2:	
Seller 3:		Company:	Caisse Desjardins Ontario Credit Union Inc
Title to Land:	Freehold	Rent Income:	Yes
Occupancy:	Tenant, Vacant		
REALTOR® Remarks: As per seller request no offer until Oct 31 , 2025 (any time during the day), A minimum irrevocable period of five (5) business days is required All offers must be submitted using the standard commercial form 500. . Schedule B are attached under the "Documents" section and must accompany all offers.			
Show Instr:	Text Paul Pelland 669 8313 and enter in showtime , showing during regular work days monday to friday 10 am to 4pm.Please provide 2 days notice as a listing agent will need to attend for showings/access		

Lease Details

Lease Type:	Net Lease	LsePr/SF Net:		LsePr/SF Grs:	
Operating Costs/Income					
Operating Costs			Operating Income		
Heating:	Owner	Electricity:	Owner	Gross Rev:	24008
Water/Sewer:	Owner	Business Tax:		Total Exp:	
Interior Mnt:	Tenant	Property Tax:		Net Income:	
Exterior Mnt:	Owner	Property Ins:		Proj Op Costs:	
Structural Mnt:	Owner	Rentals:		Condo Fees:	
Features					
Heat Fuel:		Basement:		Parking:	Paved
Util-Water:	Municipal	Roof:		Rd Mnt:	
Util-Sewer:	Municipal	Exterior:		Access:	

Inclusions/Exclusions

Rent Equip: None

Waterfront Information

Waterfront:	No	Body of Water:	
Remarks:	Tenant: Optometrist Office Unit: Suite #2 -Square footage: 1,344 , lease until 2029 -Base rent: \$14,784.00/year or \$1,232.00/month + HST -Additional Rent: \$ 9,224.04/year or \$768.67/month + HST		

Remarks

Commercial Building+/- 11,497 sf – Formerly Caisse Populaire Vallée Est This well-maintained commercial property offers a professionally finished interior and is currently demised to accommodate three distinct occupancies, making it ideal for investors or owner-users seeking flexibility and value.Quality construction and finishes throughout.Flexible layout suitable for professional offices, medical, or service-based tenants. Ideal for owner-occupiers or investors seeking multi-tenant income potential. Main Floor Configuration: - Rear Unit (±1,344 SF):Currently occupied by an optometrist, this space includes a welcoming reception area, display zone, private offices, kitchenette, and washrooms. - Front Unit (Vacant)+-6934SF:Previously a financial institution, this larger unit features a secure vestibule, teller stations, multiple private offices, a vault, warehouse space, and staff amenities. Second Floor (±3,219 SF): Vacant and formerly used as a call center, the upper level offers a versatile layout with large open workspaces, private offices, washrooms, and a kitchenette. Dual staircases, including one with a stair lift, provide convenient access. - Both front and rear entrances enhance circulation and accessibility.

Agent/Office Information

List Brokerage:	ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE	Phone:	705-688-0007
List Agent:	PAUL PELLAND (S) Salesperson	Phone:	705-669-8313
CoOp Com:	2.5	List Date:	10/10/2025
		Exp Date:	04/01/2026

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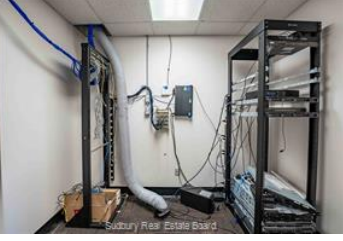
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[4477 Notre Dame](#)

List Price: \$999,000









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