

1361-1365 Mont-Royal Avenue East, Montréal

# Prime location within the Plateau Mont- Royal

## Adjusted Price

Located on the dynamic avenue of Mont-Royal East, this commercial and residential property is an ideal investment opportunity.

This trendy neighborhood is anchored by Mont-Royal and Laurier metro stations which provide excellent public transportation and a tremendous exposure to any commercial tenant.

Colliers





# Neighborhood Roundup



10 min walk from  
Mont-Royal metro



14 min walk from  
Laurier metro



Walk Score  
96



Proximity to  
Parc Lafontaine



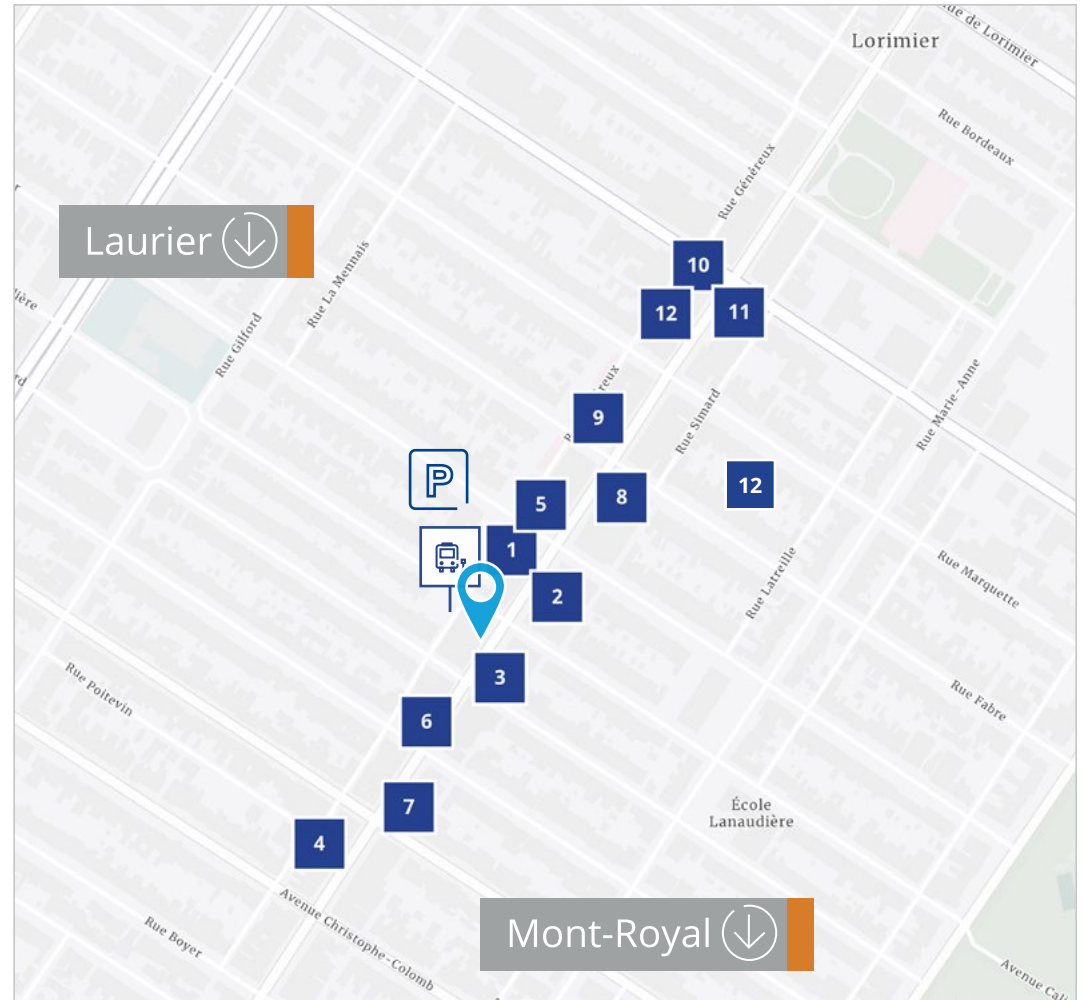
Sought out area  
for retailers



Trendy  
Area



Bus lines  
97 & 368



1361-1365 Mont-Royal Avenue East

1	Aux 33 Tours	7	Columbus Café
2	Jean Coutu	8	Aubaineri
3	Tommy Café	9	Dormez-vous
4	St-Viateur Bagel	10	Reitmans
5	Chez Victoire	11	SAQ Selection
6	Point G Bakery	12	Dollarama







# Property Overview

## Sale Price

**\$1,395,000**

Adjusted Price

## Spaces



1 Retail Space



2 Residential Spaces

## Municipal Evaluation

Land	\$300,100
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Building	\$483,100
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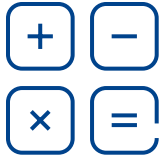
Total	<b>\$783,200</b>
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## Building information

Floor	3
Land area	2,324 SF
Building area	4,248 SF
Property type	Residential & Commercial
Year built	1910
Lot number	1 193 861

## Financial information

Effective Revenue	Residential base rent	\$ 39,360
	Commercial base rent	\$ 78,000
	<b>Total:</b>	<b>\$ 117,360</b>
Operating expenses	Municipal taxes	\$20,964
	School taxes	\$776
	Insurance	\$6,000
	Utilities	-
	Repairs & maintenance	\$1,000
	<b>Total:</b>	<b>\$28,740</b>
Net operating income		\$88,620
Potential NOI		\$121,410
<i>Adjustment: All residential at \$25PSF</i>		



# Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail	Leased	1,602 SF	\$6,500	\$48.69	\$78,000
Residential #1363	Leased	1,323 SF	\$1,700	\$15.42	\$20,400
Residential #1323	Leased	1,323 SF	\$1,580	\$14.33	\$18,960
Total		4,248 SF			\$117,360

Annual rent will be as follows (gross escalation):

- > April 1st 2023 to March 31, 2024                      \$84,000
- > April 1st 2024 to March 31, 2025                    \$87,000
- > April 1st 2025 to March 31, 2026                    \$90,000
- > April 1st 2026 to March 31, 2027                    \$90,000

One five-year option at 2,5% annual increase





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