

1350-1352 Mont-Royal Avenue East, Montréal

Prime location within the Plateau Mont- Royal

Adjusted Price

Located on the corner of Launadiere street and the dynamic avenue of Mont-Royal East, this commercial and residential property with AAA tenant 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



9 min walk from
Mont-Royal metro



12 min walk from
Laurier metro



Walk Score
96



Proximity to
Parc Lafontaine



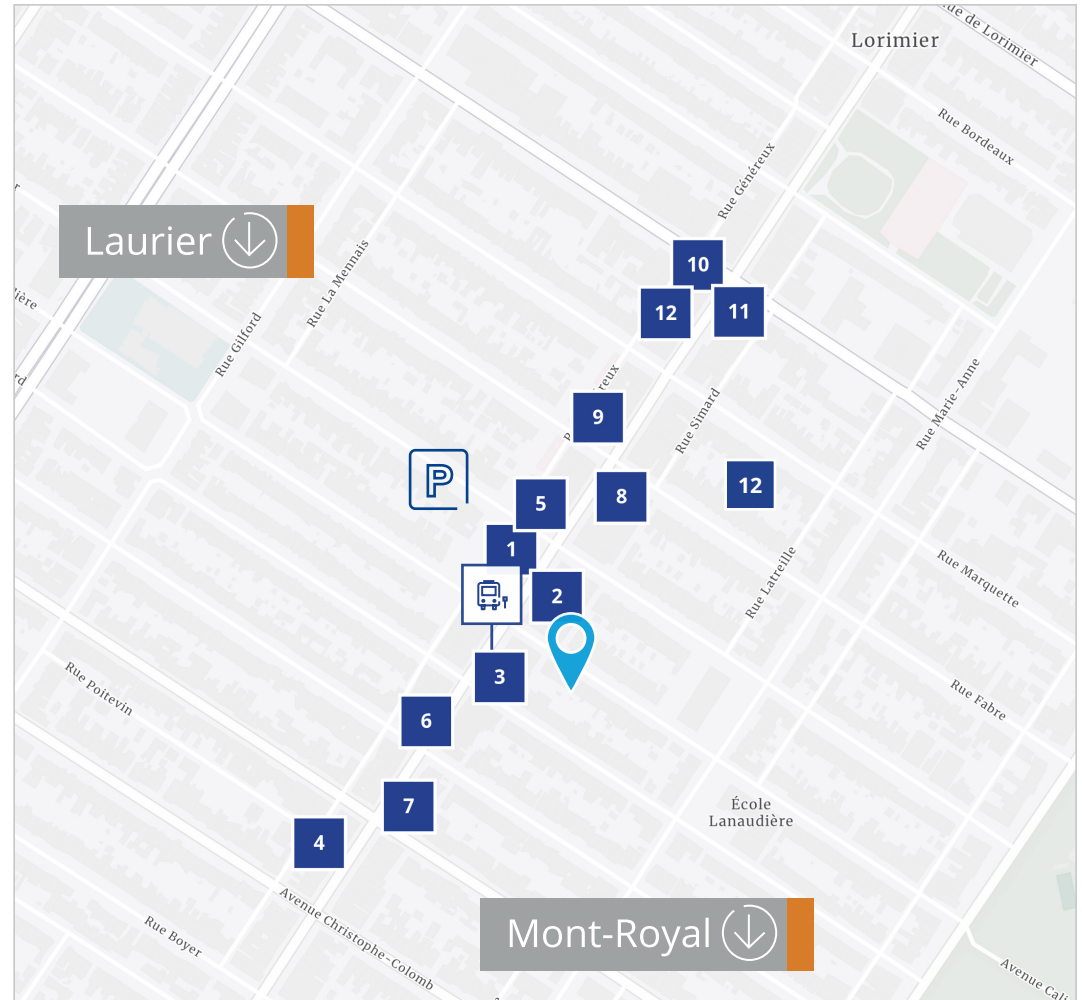
Sought out area
for retailers



Trendy
Area



Bus lines
97 & 368



1350-1352 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

\$2,995,000

Adjusted Price

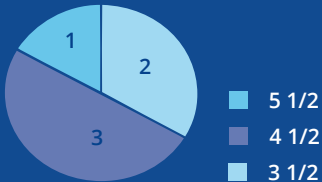
Spaces



2 Retail Spaces



6 Residential Spaces



Municipal Evaluation

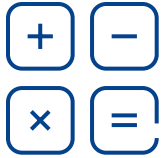
Land	\$486,600
Building	\$790,500
Total	\$1,277,100

Building information

Land area	3,277 SF
Building area	7,892 SF
Property type	Residential & Commercial
Year built	1925
Lot number	2 316 548

Financial information

Effective Revenue	Residential base rent	\$102,060
	Commercial base rent	\$118,659
	Total:	\$220,719
Operating expenses	Municipal taxes	\$27,186
	School taxes	\$1,282
	Insurance	\$9,000
	Utilities	\$5,000
	Repairs & maintenance	\$3,000
	Total:	\$45,468
Net operating income		\$175,251
Potential NOI		\$195,891
<i>Adjustment: All residential at \$25PSF</i>		



Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail - Subway	Leased	1,494 SF	\$5,400	\$58.42	\$87,281
Retail - La Maison de la Bière	Leased	1,490 SF	\$1,970	\$21.06	\$31,378
Residential #1	Leased	953 SF	\$1,950	\$25.56	\$24,360
Residential #2	Leased	636 SF	\$1,500	\$10.08	\$10,800
Residential #3	Leased	1,071 SF	\$855	\$38.62	\$16,800
Residential #4	Leased	435 SF	\$1,325	\$25.75	\$19,800
Residential #5	Leased	720 SF	\$1,450	\$25.42	\$18,300
Residential #6	Leased	960 SF	\$895	\$12.50	\$12,000
Total		7,892 SF			\$220,179





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