

Colliers

For Sale

2455 Notre-Dame Street West,
Montréal

Investment
Property
for Sale in
Downtown
Montreal



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The Opportunity

2455 Notre-Dame Street West is located in Little Burgundy, only 7 minutes' walk from the Lionel-Groulx metro station and 10 minutes' walk from the Georges-Vanier metro station.

The property comprises 2 commercial spaces on the first floor, each include a parking space, and two apartments on two floors. Located within walking distance of renowned restaurants such as Joe Beef, Burgundy Lion, Liverpool House, Le Vin Papillon, September Café and many more!

This unique opportunity is ideal for investors or owner-occupiers looking for a strategic location with a high potential of return on investment.



Property details

Land area	2,466 SF
Facade	9.14 meters
Property type	Commercial/ Residential
Year built	1925
Lot number	4 142 172

Zoning

Density	3.00
Maximum height	12.50 meters
Max. floors	3 floors
Coverage	70%
Zoning	Commercial C.4C Residential H

Municipal Evaluation

Land	\$271,500
Building	\$350,300
Total	\$621,800

Asking Sale Price

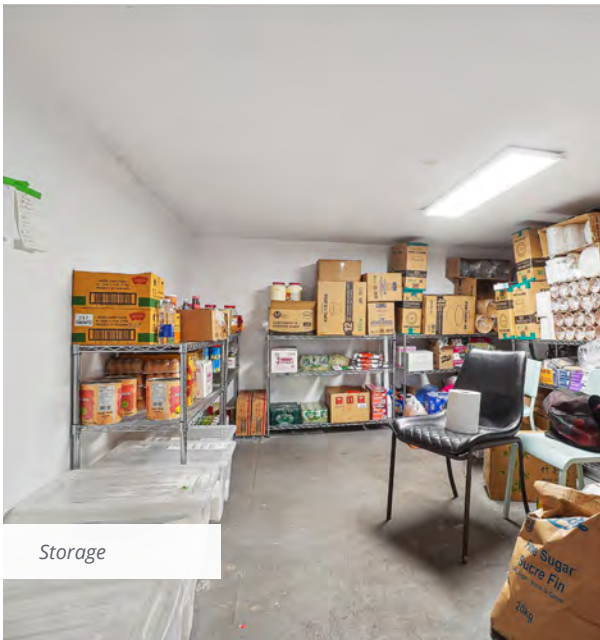
\$1,625,000



Dining area



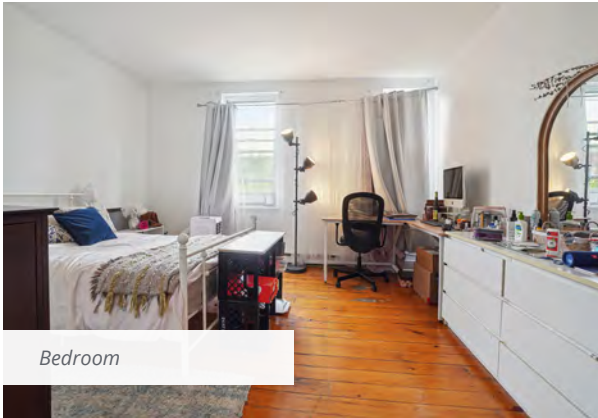
Dining area



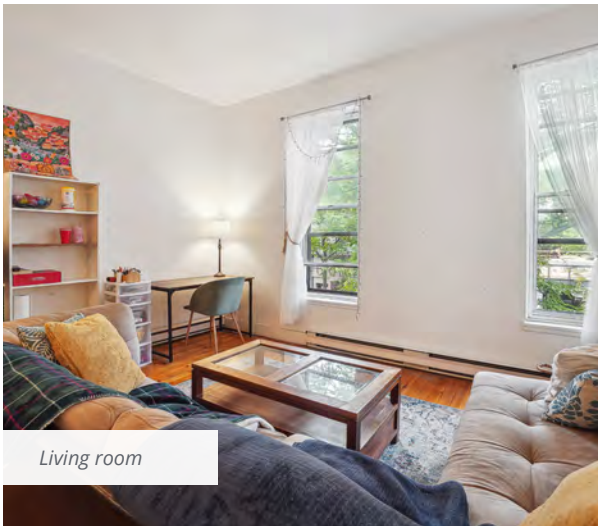
Storage



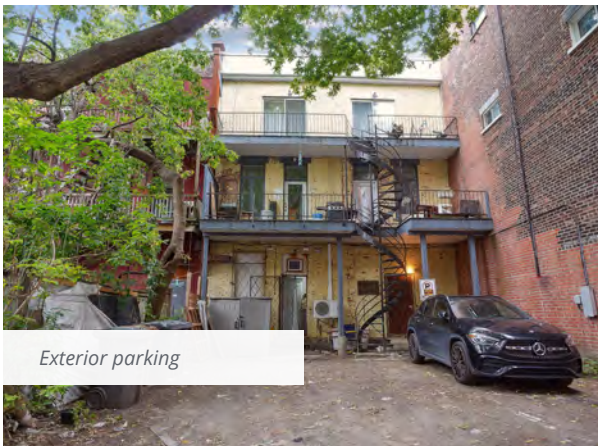
Kitchen



Bedroom



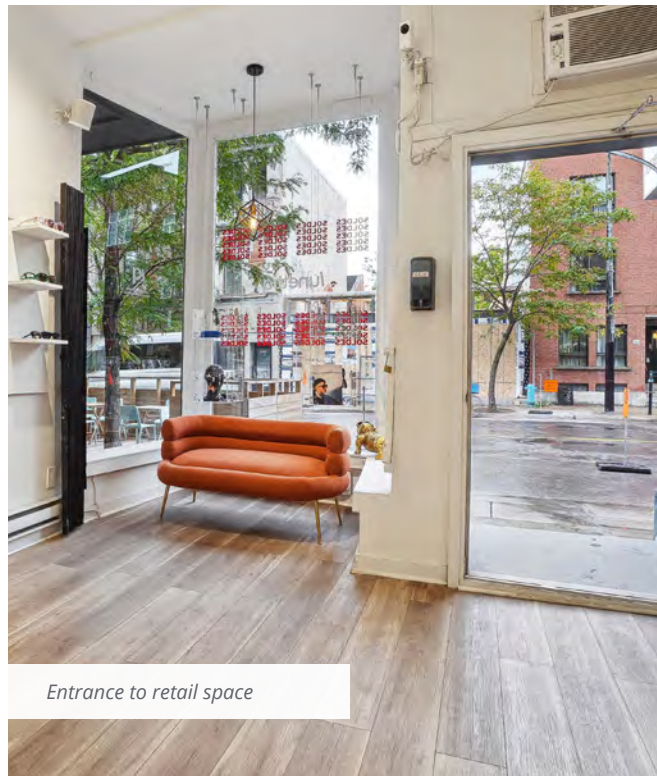
Living room



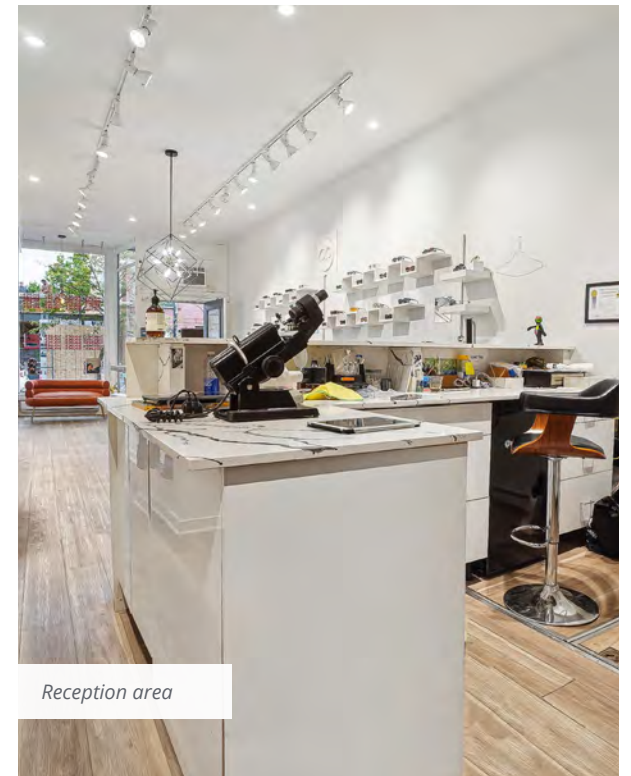
Exterior parking



Commercial space



Entrance to retail space



Reception area

Financial parameters

	Area SF	\$/SF	Total
Tenant Gross Revenue			
ShuShu	550	\$43	\$1,950
Lunettiq	550	\$41	\$1,900
2457 (A)	1,100		\$1,625
2457 (B)	1,100		\$2,350*
			*Stabalized
Total	3,300		\$7,825
Potential Gross Rent			
Less: Stabilized Vacancy			\$235 (3%)
Annual Estimated Gross			\$91,083
Effective Gross Income			
Municipal Taxes	3,300	\$2.84	\$9,377
School Taxes	3,300	\$0.15	\$481
Insurance	3,300	\$2.23	\$7,347
Energy (Hydro Solutions)	0	0	\$352
Maintenance	4%	0	\$3,643
Total		\$5.21	\$21,200
Recoveries			
ShuShu	421	\$14.33	\$6,025
Lunettiq	375	\$13.19	\$4,945
Total			\$10,969
Net Operating Income to Capitalize			\$80,852



Two-storey apartment

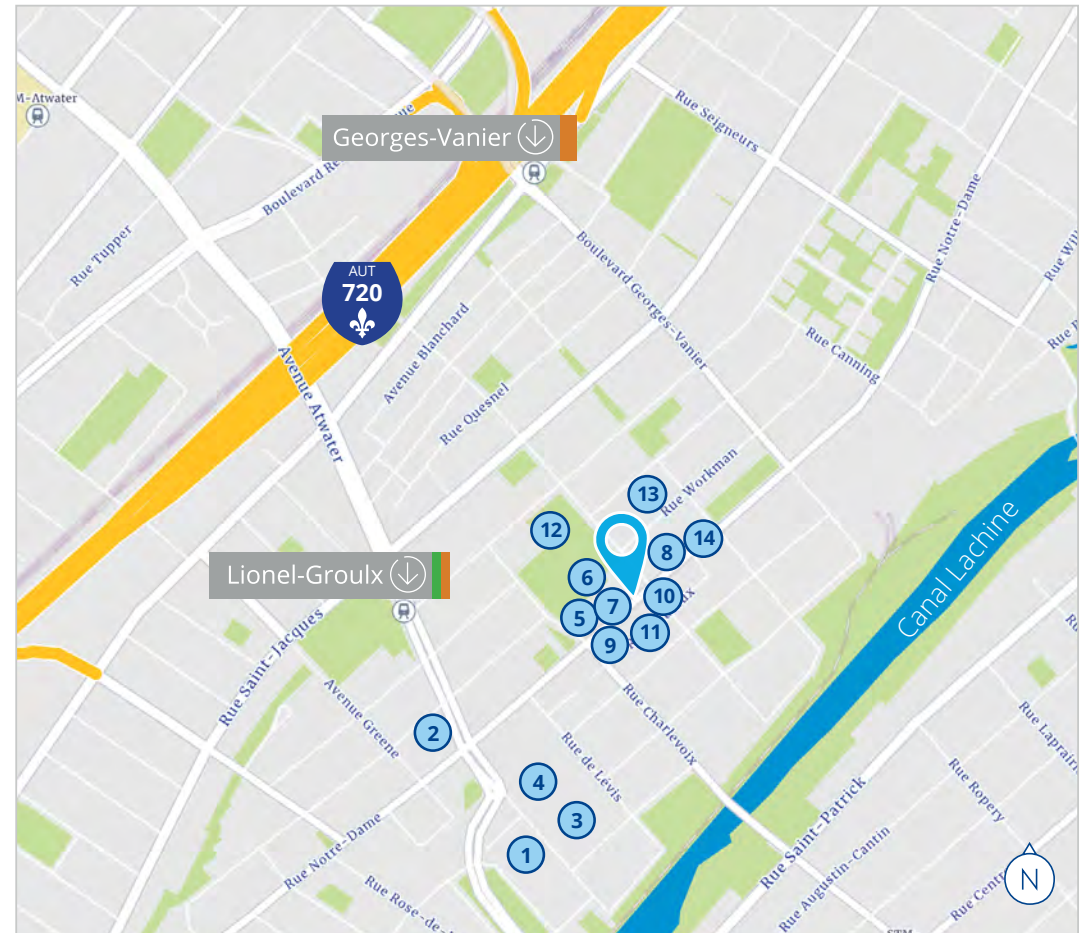
Certificate of Location



The Neighborhood

Little Burgundy is a Montreal neighborhood known for its rich history and cultural significance, particularly in the context of jazz music and multicultural heritage. The neighborhood is located southwest of downtown Montreal and is bounded by the Lachine Canal to the south and the Ville-Marie Expressway to the north. In addition, the Lachine Canal is renowned for its boating and waterside activities.

Over the years, Little Burgundy has undergone changes like many urban neighborhoods, but efforts have been made to preserve its cultural heritage. The neighborhood's historical significance and contributions to Montreal's culture and music scene continue to be celebrated and remembered.



1 Atwater Market

2 Atwater Cocktail Club

3 Super C

4 SAQ

5 Le Vin Papillon

6 Liverpool House

7 Aesop

8 Joe Beef

9 El Goro

10 Bonlook

11 Théâtre Beanfield

12 Parc Vinet

13 Electric circuit charging station

14 Couche-Tard

 2455 Notre-Dame Street West



7 minute walk to Lionel-Groulx metro station



Buses 35, 36



7 minute walk to the Atwater Market



Sought out area for retailers



Walk Score 98



In proximity to numerous services

Zoning

The property is zoned C.4C and H, allowing a variety of residential and commercial uses.

Commercial use C.4C:

- | | | | | | |
|------------------------------------|---|------------------------------------|---|---|--|
| • Grocery | • Personal and domestic services, automatic | • Stationery, office supplies | • Physical activity center | • Electronic and computer accessories and appliances | • Office supplies |
| • Florist, flowers, plants | • Personal care | • Restaurant | • Special education school | • Personal accessories | • Alcoholic beverages |
| • Bookstore (newspapers) | • Massage | • Catering | • Financial institution | • Pet accessories and pet food, including grooming except pet sitting, training and sales | • Department store |
| • handicrafts, second-hand goods | • Daycare | • Sale of products made on site | • Laboratory, unless dangerous or harmful | • Antiques | • Scientific and professional equipment |
| • Pharmacy | • Library | • Artists' and craftsmen's studios | • Personal and domestic services | • Sporting and leisure goods | • Furniture, home accessories and appliances |
| • Artists' and craftsmen's studios | • Fuel | • Office | • Personal care | | |
| • Art gallery | • Grocery | • Medical clinic | • Production studio | | |
-
- | | | | | |
|----------------------|---|--|---------------------------|---------------------------------|
| • Fish shops | • Special education school | except laundry and laundry machines | • House of culture | • Showroom |
| • Hardware | • Art gallery | • Production studio | • Museum | • Motor vehicles (rental, sale) |
| • Restaurant | • Hotel | • Funeral home | • Recreational playground | • Neighborhood police station |
| • Caterer | • Financial institution | • Community or socio-cultural activity | • Pawnshop | |
| • Clothing, footwear | • Laboratory, unless dangerous or harmful | • Elementary school and preschool | • Exhibition hall | |
| • Wines, spirits | • Pool hall | • Secondary school | • Dance hall | |
| • Fitness center | • Personal and domestic services, | • Daycare | • Reception hall | |
| • Medical clinic | | | • Meeting rooms | |

Residential uses H :

- Includes single-dwelling buildings
- Includes buildings with 2 dwellings
- Includes 3-unit buildings and B&Bs
- Includes buildings with 4 to 8 dwellings, dwellings with health care services, rooming houses and B&Bs
- Includes buildings with 8 to 12 dwellings, dwellings with health care services, rooming houses and B&Bs
- Includes buildings with 12 to 36 dwellings, dwellings with health care services, rooming houses and B&Bs.
- Includes buildings with 36 or more dwellings, dwellings with health care services, rooming houses and B&Bs.
- A tourist residence is also authorized



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