

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



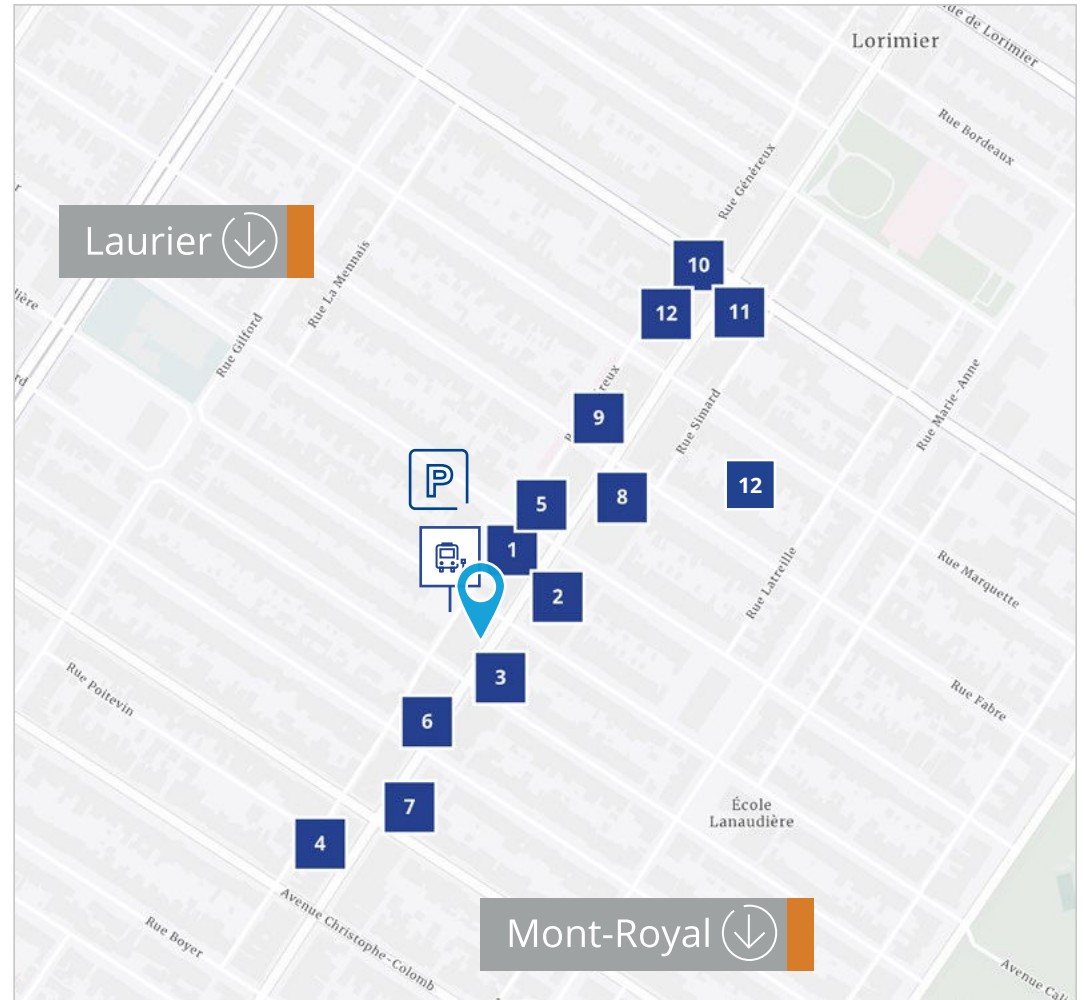
Sought out area for retailers



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

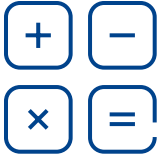
Land	\$300,100
Building	\$483,100
Total	\$783,200

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
	Total:	\$ 117,360
Operating expenses	Municipal taxes	\$20,964
	School taxes	\$776
	Insurance	\$6,000
	Utilities	-
	Repairs & maintenance	\$1,000
	Total:	\$28,740
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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