

1367-1371 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. It is an ideal location for a restaurant, permitted by the property usages.

Colliers



# Neighborhood Roundup



10 min walk from Mont-Royal metro



14 min walk from Laurier metro



Walk Score  
96



Proximity to Parc Lafontaine



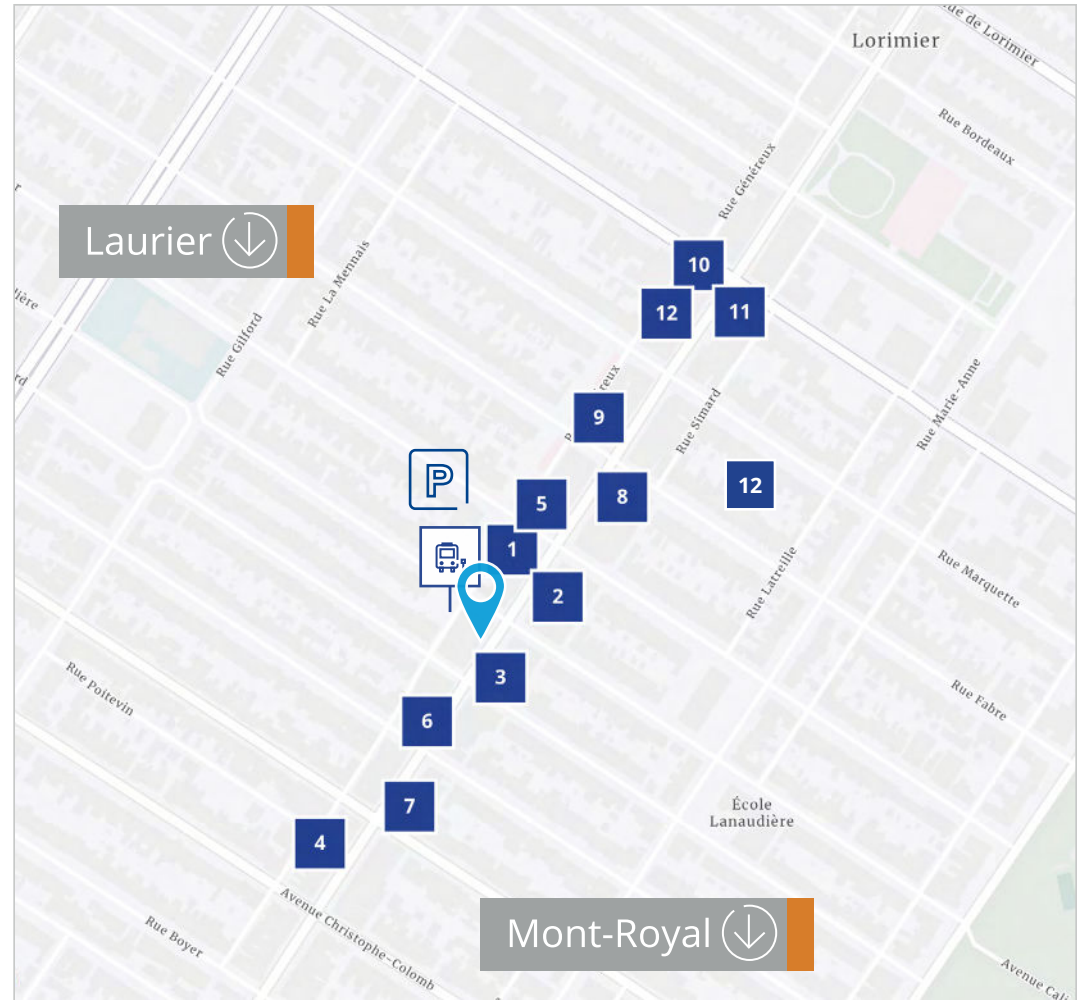
Sought out area for retailers



Trendy Area



Bus lines  
97 & 368



1367-1371 Mont-Royal Avenue East

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



# Property Overview

## Sale Price

# \$1,495,000

Adjusted Price

## Spaces



1 Retail Space



2 Residential Spaces

## Municipal Evaluation

Land	\$300,400
Building	\$702,600
<b>Total</b>	<b>\$1,003,000</b>

## Building information

Floor	3
Land area	2,326 SF
Building area	3,995 SF
Property type	Residential & Commercial
Year built	1910
Lot number	1 193 945

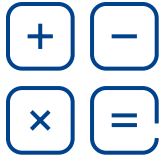
## Financial information

Effective Revenue	Residential base rent	\$ 39,360
	Commercial base rent	\$ 78,000
	<b>Total:</b>	<b>\$ 117,360</b>
Operating expenses	Municipal taxes	\$20,023
	School taxes	\$977
	Insurance	\$6,000
	Utilities	-
	Repairs & maintenance	\$1,000
	<b>Total:</b>	<b>\$28,280</b>

Net operating income \$97,280

Potential NOI \$125,850

*Adjustment: All residential at \$25PSF*



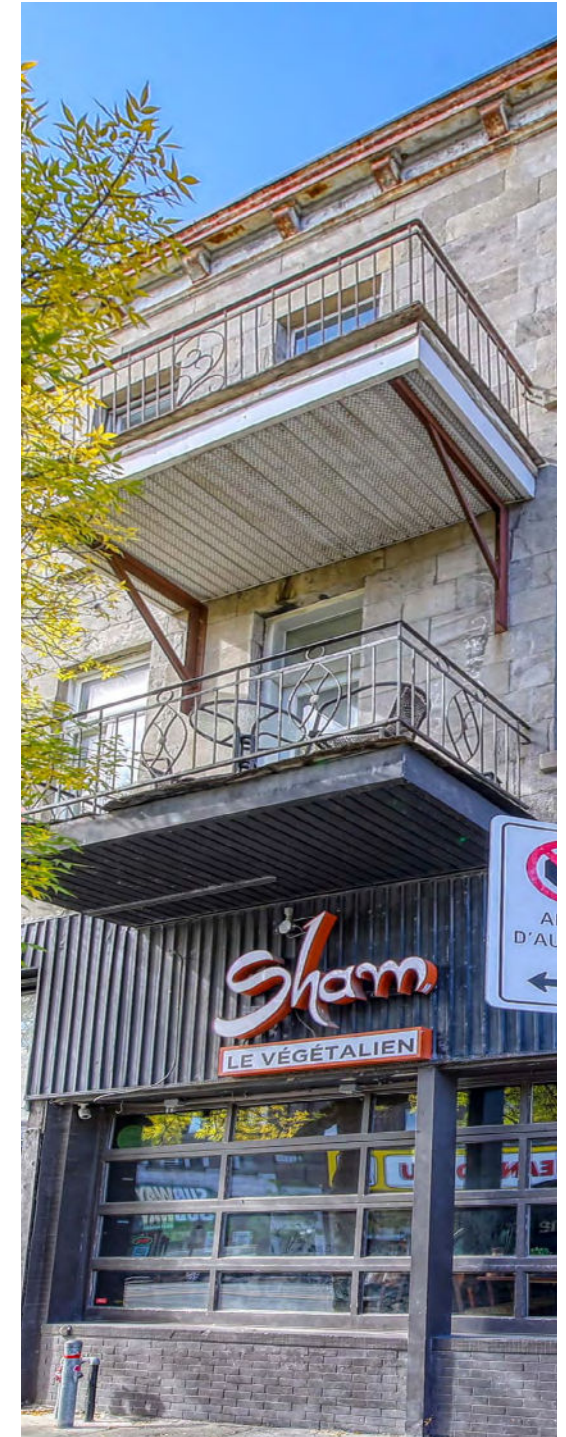
# Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail	Leased	1,549 SF	\$7,725	\$59.85	\$92,700
Residential #1363	Leased	1,212 SF	\$1,715	\$16.98	\$20,580
Residential #1323	Leased	1,234 SF	\$1,000	\$9.72	\$12,000
<b>Total</b>		3,995 SF			\$125,280

## Gross escalation retail lease increasing as follows:

- > May 1st 2023 to April 30th 2024 \$92,700
- > May 1st 2024 to April 30th 2025 \$95,481

2 x 5 years option at price to be negotiated





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