

807-813 Mont-Royal Avenue East, Montréal

Prime location within the Plateau Mont- Royal

Adjusted Price

A commercial and residential property located on the dynamic avenue of Mont-Royal East. Following extensive renovations for the entire cascade and ground floor, the property becomes an ideal investment opportunity.

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

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Neighborhood Roundup



2 min walk from Mont-Royal metro



6 min walk from Laurier metro



Walk Score
96



Proximity to Parc Lafontaine



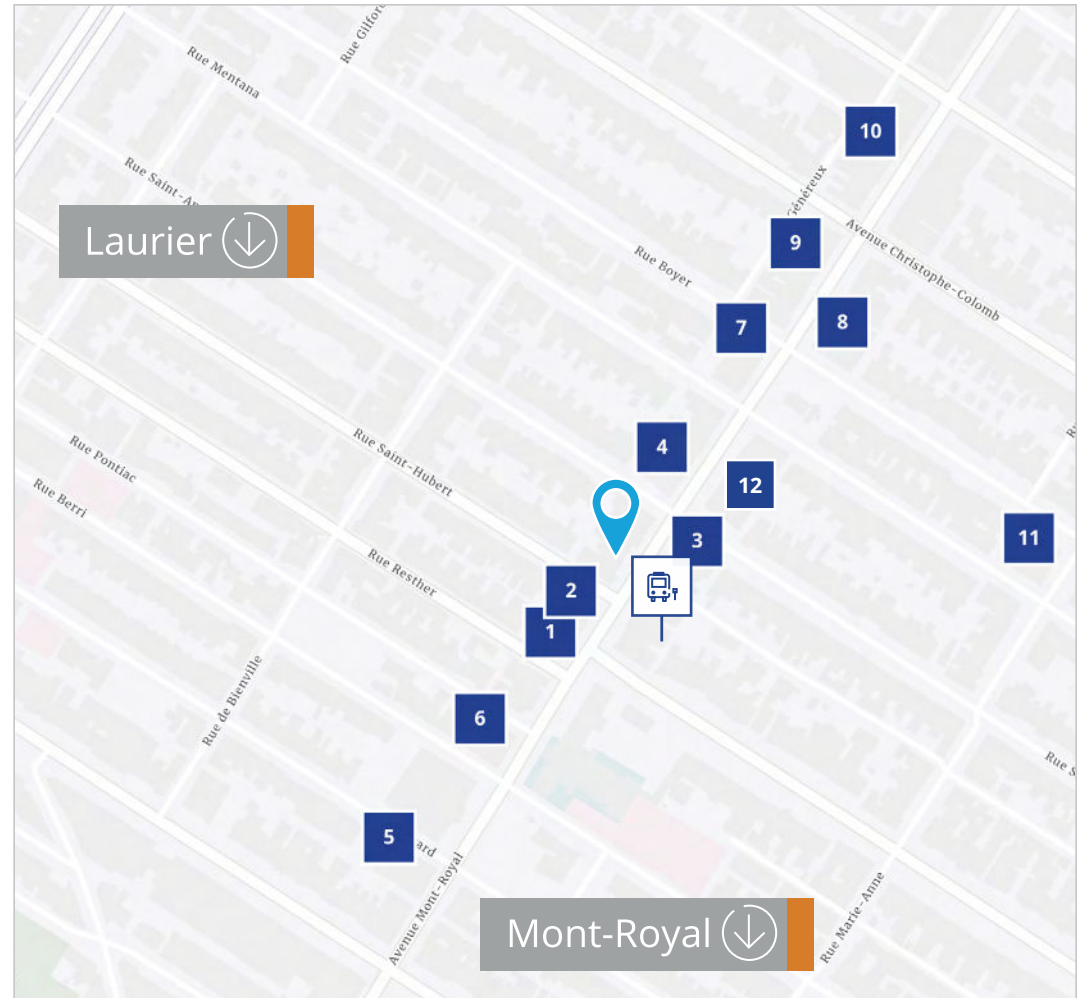
Sought out area for retailers



Trendy Area



Bus lines
11, 97 & 368



807 - 813 Mont-Royal Avenue East

1	Starbucks	7	Mondou
2	Café Névé	8	Intermarché Boyer
3	Première Moisson	9	SQDC
4	Aldo	10	Saint-Viateur Bagel
5	Caisse Desjardins	11	Lévesque Indoor Pool
6	Fitzroy	12	Notre-Boeuf-De-Grâce



Property Overview

Sale Price

\$1,995,000

Adjusted Price

Spaces



1 Retail Space



2 Residential Spaces

Municipal Evaluation

Land	\$339,200
Building	\$605,800
Total	\$945,000

Building information

Floors	3
Land area	2,160 SF
Building area	4,602 SF
Property type	Residential & Commercial
Year built	1900
Lot number	1 444 590

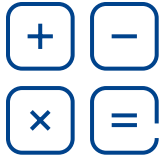
Financial information

Effective Revenue	Residential base rent	\$ 45,000
	Commercial base rent	\$ 101,883
	Total:	\$ 146,883
Operating expenses	Municipal taxes	\$15,974
	School taxes	\$942
	Insurance	\$5,000
	Utilities	-
	Repairs & maintenance	\$1,000
	Total:	\$22,916

Net operating income \$123,967

Potential NOI \$146,367

Adjustment: Residential lease for 813 Mont Royal under value; Adjusted at \$25PSF



Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail	Leased	1,765 SF	\$6,178	\$57.72	\$101,883
Residential #811	Leased	1,413 SF	\$2,650	\$22.51	\$31,800
Residential #813	Leased	1,424 SF	\$1,100	\$9.27	\$13,200
Total		4,602 SF			\$146,883

Retail Space:

- Annual rent is \$70,600 until August 31, 2022
- From September 1st, 2022 to August 31, 2025 it will be \$74,130.
- 2 x 5 years option at rent to be negotiated





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Joe Rullier

Senior Vice President | Commercial Real Estate Broker

+1 514 813 8636

joe.rullier@colliers.com

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