

221-231 Saint-Viateur Street West, Montreal

Prime Business Opportunity in the Vibrant Mile End District

Located on the corner of Jean-Mance Street and Saint-Viateur Street West, this commercial property is a distinctive location for an ideal investment opportunity.

The vibrant crossroads, conveniently reachable from both Rosemont and Laurier Metro stations, make it an ideal location for businesses seeking a dynamic and lively environment.



Neighbourhood Roundup



21 min walk from Laurier Metro



19 min walk from Rosemont Metro



Walk Score
96



Proximity to Parc Outremont and Jean-Mance Park



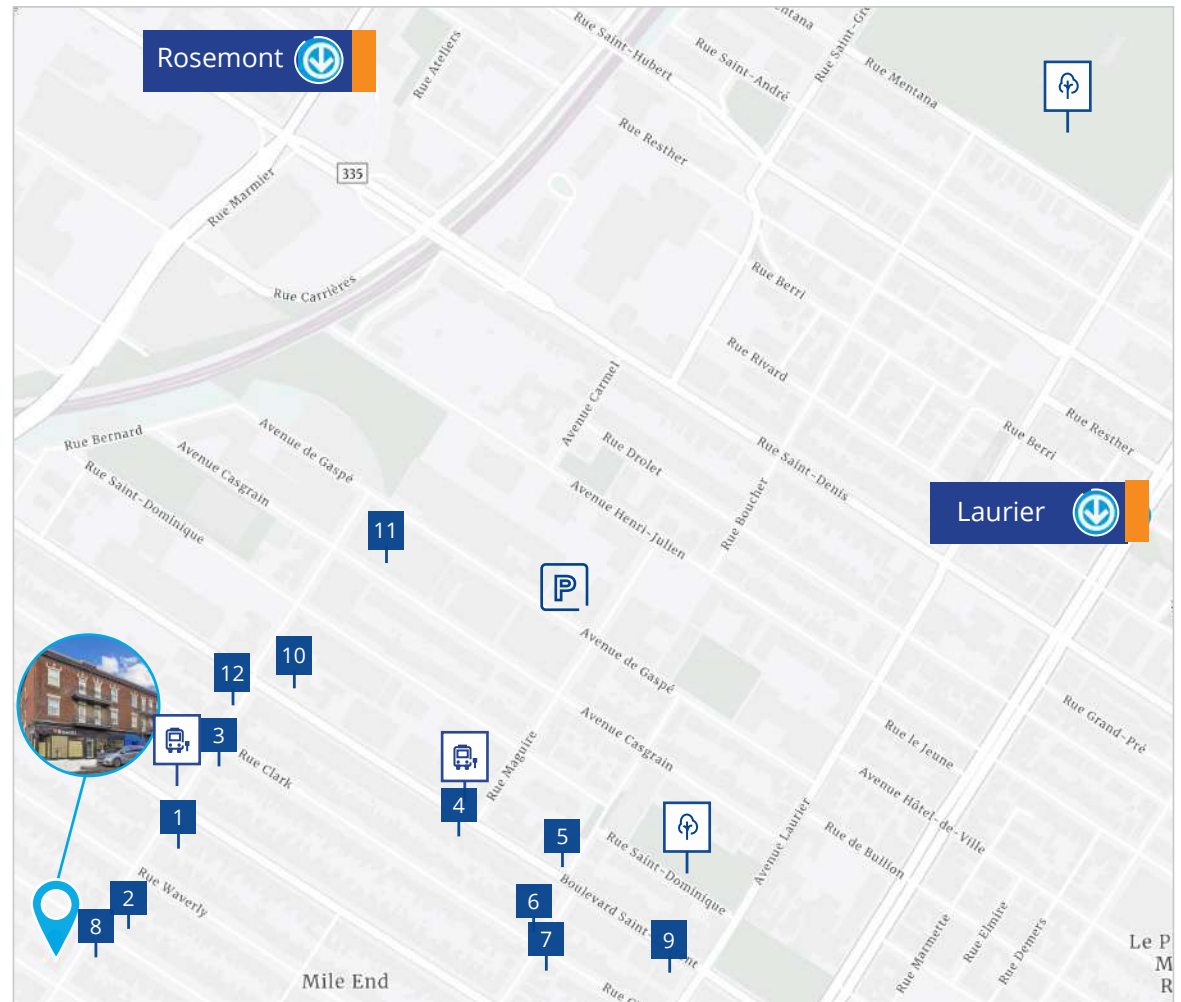
Popular area for retailers



Trendy Area



Bus lines
46 & 80



221-231 Saint-Viateur Street West

1	Cafe Olimpico	7	Fairmount Bagel
2	St-Viateur Bagel - Mile End	8	Jack Le Coq
3	Falafel Yoni	9	Brasserie Dieu Du Ciel
4	Burger de Ville	10	RBC Royal Bank ATM
5	larry's	11	TD Canada Trust ATM
6	Faberge Restaurant	12	Bernie Beigne



Property Overview

Sale Price

\$5,300,000

Free and clear of mortgage

Spaces

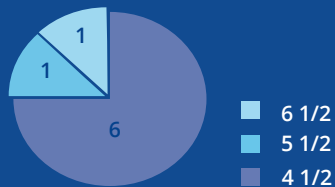


4 Retail Units

- Boutique Naif (exp. June 2024, renewal option)
- Café Niata (exp. March 2024, renewal option)
- Lunettiq (exp. July 2023)
- Rosetti (exp. July 2033 renewal option)



8 Residential Units



Municipal Evaluation 2023-2025

Land \$605,200

Building \$2,214,400

Total \$2,819,600

Building information

Building area	9,692 SF
Property type	Residential & Commercial
Year built	1921
Lot number	1 868 386
Occupancy	Fully leased

Financial information

Effective Revenue	Commercial Gross Revenue	\$239,961
	Residential Gross Revenue	\$90,666
	Effective Gross Revenue	\$330,627
Operating expenses	Municipal taxes	\$48,524
	School taxes	\$2,265
	Insurance	\$20,165
	Utilities	\$500
	Salary	\$1,720
	Management Fees	\$13,225
	Repairs & maintenance	\$4,880
	Total:	\$91,279
Net operating income	\$239,348	



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