

5550-5558 Saint-Laurent Blvd, Montreal

Captivating Property in the Heart of Mile- End District

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

This intersection is conveniently accessible from both Rosemont and Laurier Metro stations, creating an ideal location for businesses in search of a lively and vibrant environment.



Neighbourhood Roundup



13 min walk from Rosemont Metro



16 min walk from Laurier Metro



Walk Score
100



Proximity to
Parc Saint-Michel



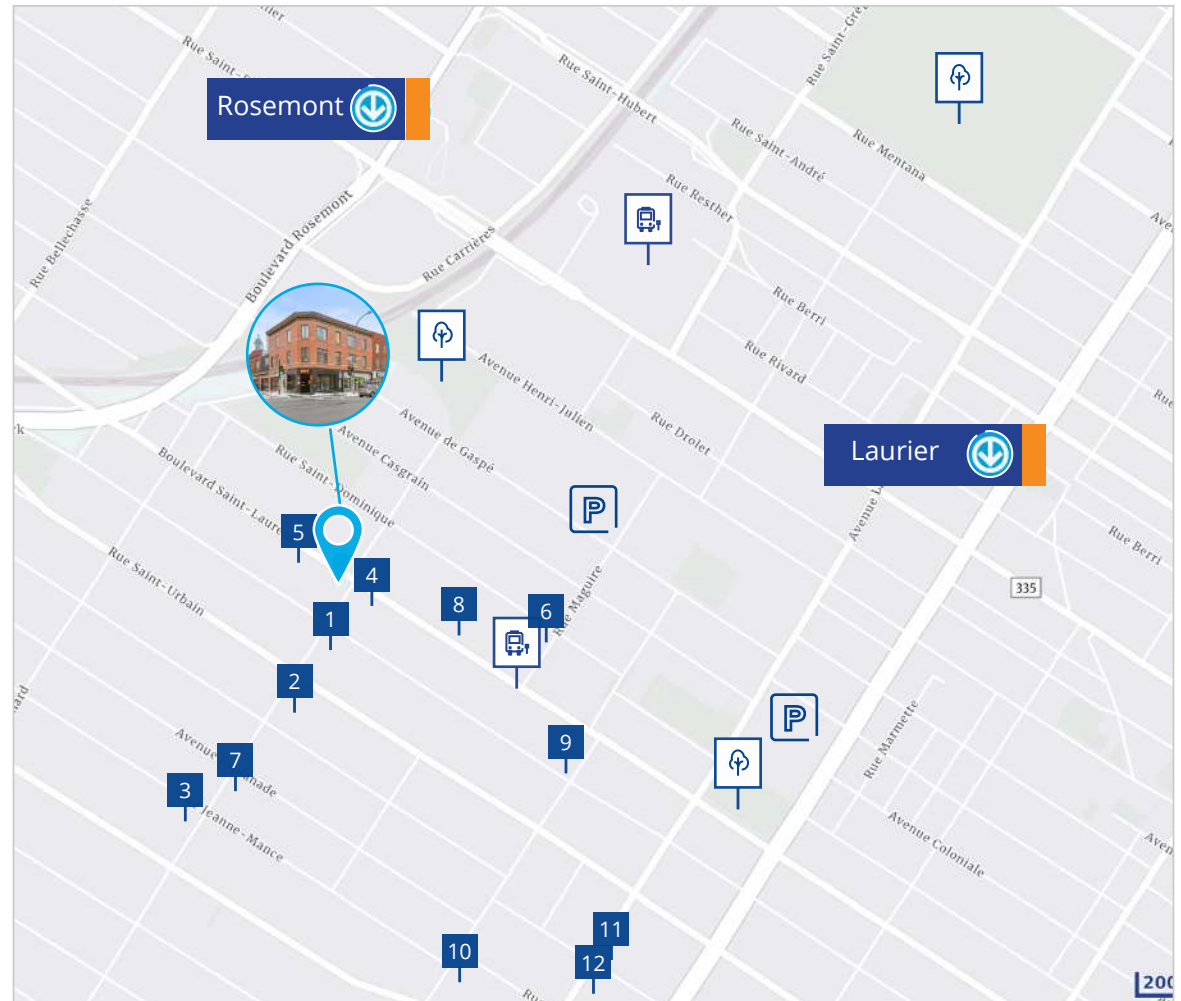
Popular area for retailers



Trendy Area



Bus lines
46 & 55



 5550-5558 Saint-Laurent Blvd

1	Falafel Yoni	7	Jack Le Coq
2	Cafe Olimpico	8	Fugazzi Pizza Presto (Mile-End)
3	St-Viateur Bagel	9	Faberge Restaurant
4	Smile Chez Clara	10	Scotiabank
5	Sencha	11	BMO Bank of Montreal
6	Burger de Ville	12	National Bank



Property Overview

Sale Price

\$4,500,000

Free and clear of mortgage

Spaces

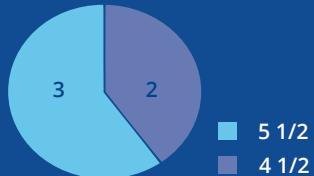


2 Retail Units

- Jardin du Cari (exp. Dec 2024, renewal option)
- Bar Waverly (exp. Nov 2028)



5 Residential Units



Municipal Evaluation 2023-2025

Land	\$556,100
Building	\$1,316,800
Total	\$1,872,900

Building information

Building area	8,093 SF
Property type	Residential & Commercial
Year built	1900
Lot number	1 866 533
Occupancy	Fully leased

Financial information

Effective Revenue	Commercial Gross Revenue	\$182,964
	Residential Gross Revenue	\$85,320
	Effective Gross Revenue	\$268,284
Operating expenses	Municipal taxes	\$30,384
	School taxes	\$1,497
	Insurance	\$10,912
	Utilities	\$2,500
	Salary	\$1,075
	Management Fees	\$10,731
	Repairs & maintenance	\$3,050
	Total:	\$60,149
Net operating income	\$208,135	



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