

1301-1307 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



9 min walk from Mont-Royal metro



12 min walk from Laurier metro



Walk Score
96



Proximity to Parc Lafontaine



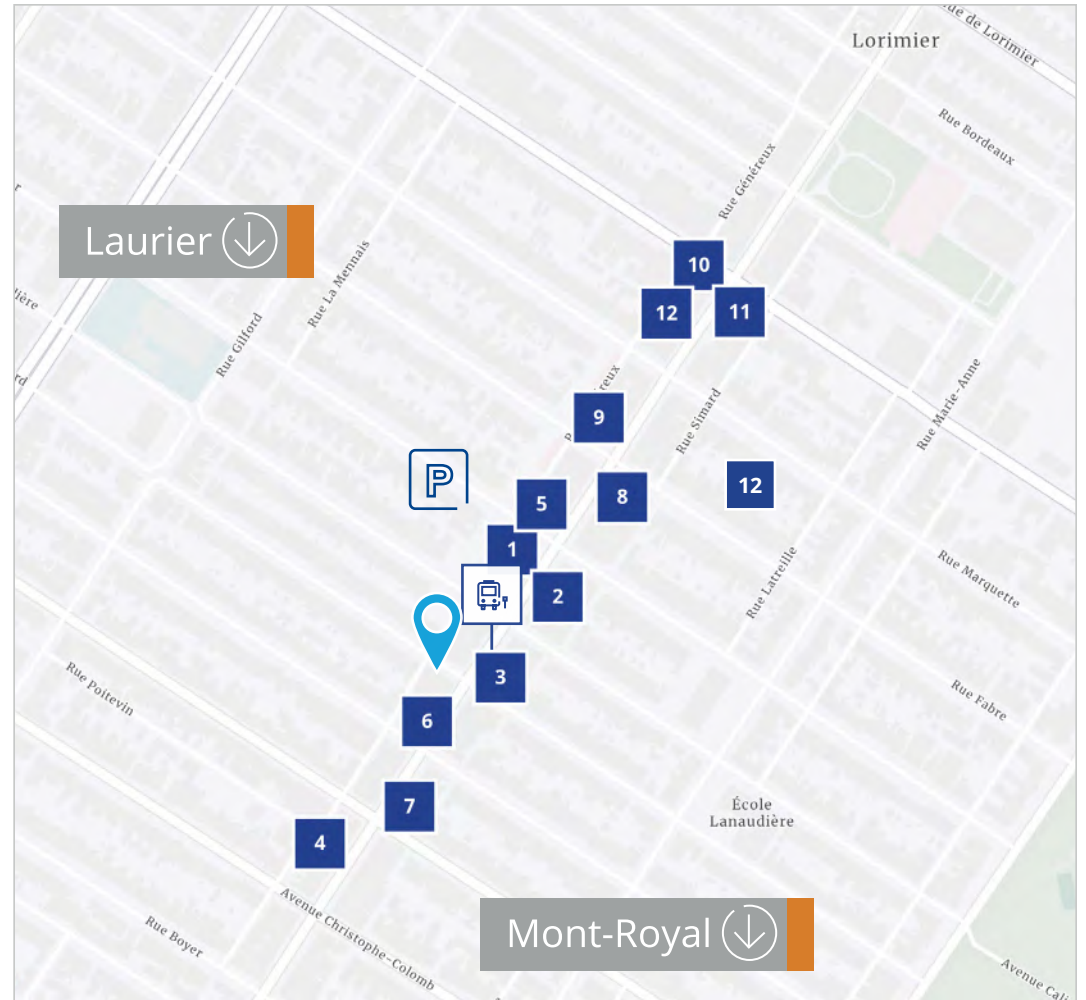
Sought out area for retailers



Trendy Area



Bus lines
97 & 368



1301-1307 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



Residential space



Property Overview

Sale Price

\$4,995,000

Adjusted Price

Spaces



2 Retail Spaces



12 Residential Spaces

Municipal Evaluation

Land	\$747,800
Building	\$1,746,400
Total	\$2,494,200

Building information

Floors	3
Land area	4,763 SF
Building area	12,421 SF
Property type	Residential & Commercial
Year built	1920
Lot number	1 192 930, 1 192 942

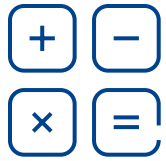
Financial information

Effective Revenue	Residential base rent	\$ 154,680
	Commercial base rent	\$ 226,163
	Total:	\$ 380,843
Operating expenses	Municipal taxes	\$43,091
	School taxes	\$2,528
	Insurance	\$18,000
	Utilities	\$10,000
	Repairs & maintenance	\$4,000
	Total:	\$77,619

Net operating income \$ 303,224

Potential NOI \$ 380,984

Adjustment: All residential at \$30PSF



Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail - Vivaldi*	Leased	2,299 SF	\$5,200	\$46.89	\$107,796
Retail - Vrac & Bocaux**	Leased	2,374 SF	\$5,628	\$49.86	\$118,367
Residential #1303-1	Leased	857 SF	\$650	\$9.10	\$7,800
Residential #1303-2	Leased	636 SF	\$1,600	\$30.19	\$19,200
Residential #1303-3	Leased	551 SF	\$610	\$13.28	\$7,320
Residential #1303-4	Leased	641 SF	\$670	\$12.54	\$8,040
Residential #1303-5	Vacant	748 SF	\$1,900	\$30.48	\$22,800
Residential #1303-6	Leased	738 SF	\$620	\$10.08	\$7,440
Residential #1303-7	Leased	509 SF	\$660	\$15.56	\$7,920
Residential #1303-8	Leased	677 SF	\$650	\$11.52	\$7,800
Residential #4509-1	Leased	579 SF	\$1,700	\$35.23	\$20,400
Residential #4509-2	Leased	604 SF	\$1,520	\$30.20	\$18,240
Residential #4509-3	Leased	595 SF	\$610	\$12.30	\$7,320
Residential #4509-4	Leased	613 SF	\$1,700	\$33.28	\$20,400
Total		12,421 SF			\$380,843

*Lease ends in January 2025, annual rent is 57,600 now, \$60,000 for 2023 and 62,400 for 2024.

** Annual rent will be increase by 3% annually until December 2029
1 x 5 years option at price to be negotiated





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