

1301-1307 Mont-Royal Avenue East, Montréal

Prime location within the Plateau Mont- Royal

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



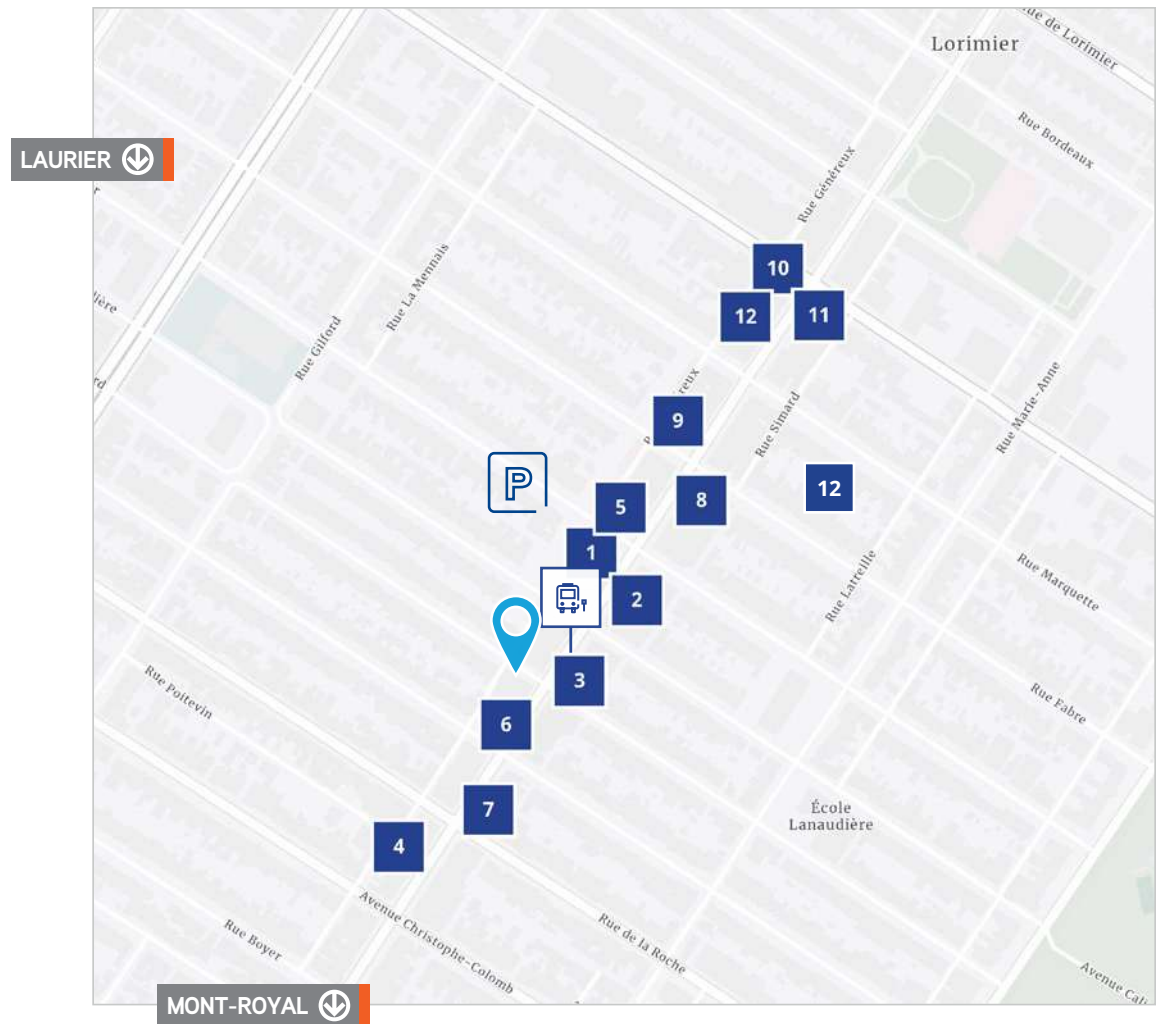
Sought out area for retailers



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

\$3,995,000

Spaces



2 Retail Spaces



12 Residential Spaces

Municipal Evaluation

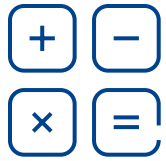
Land	\$747,800
Building	\$1,746,400
Total	\$2,494,200

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	\$137,258
	Commercial base rent	\$125,564
	CAM recoveries	\$86,622
	Stabilized Vacancy	(\$17,598)
	Total:	\$331,845
Operating expenses	Municipal taxes (2021)	\$54,027
	School taxes (2020-2021)	\$2,458
	Maintenance & repairs	\$6,600
	Management	\$16,592
	Insurance	\$15,400
Total:	\$104,078	
Net operating income	\$227,677	



Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail - Vivaldi	Leased	2,299 SF	\$5,000	\$43.66	\$100,368
Retail - Vrac & Bocaux	Leased	2,374 SF	\$5,464	\$47.10	\$111,818
Residential #1303-1	Leased	857 SF	\$600	\$8.40	\$7,200
Residential #1303-2	Leased	636 SF	\$1,500	\$28.30	\$18,000
Residential #1303-3	Leased	551 SF	\$610	\$13.38	\$7,320
Residential #1303-4	Leased	641 SF	\$620	\$11.61	\$7,440
Residential #1303-5	Vacant	748 SF	\$1,800	\$28.88	\$21,600
Residential #1303-6	Leased	738 SF	\$570	\$9.27	\$6,840
Residential #1303-7	Leased	509 SF	\$610	\$14.38	\$7,320
Residential #1303-8	Leased	677 SF	\$600	\$10.64	\$7,200
Residential #4509-1	Leased	579 SF	\$595	\$12.33	\$7,140
Residential #4509-2	Leased	604 SF	\$1,440	\$28.61	\$17,280
Residential #4509-3	Leased	595 SF	\$560	\$11.29	\$6,720
Residential #4509-4	Leased	613 SF	\$1,600	\$31.32	\$19,200
Total		12,421 SF			\$345,445





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