

1361-1365 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.

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Neighborhood Roundup



10 min walk from Mont-Royal metro



14 min walk from Laurier metro



Walk Score
96



Proximity to
Parc Lafontaine



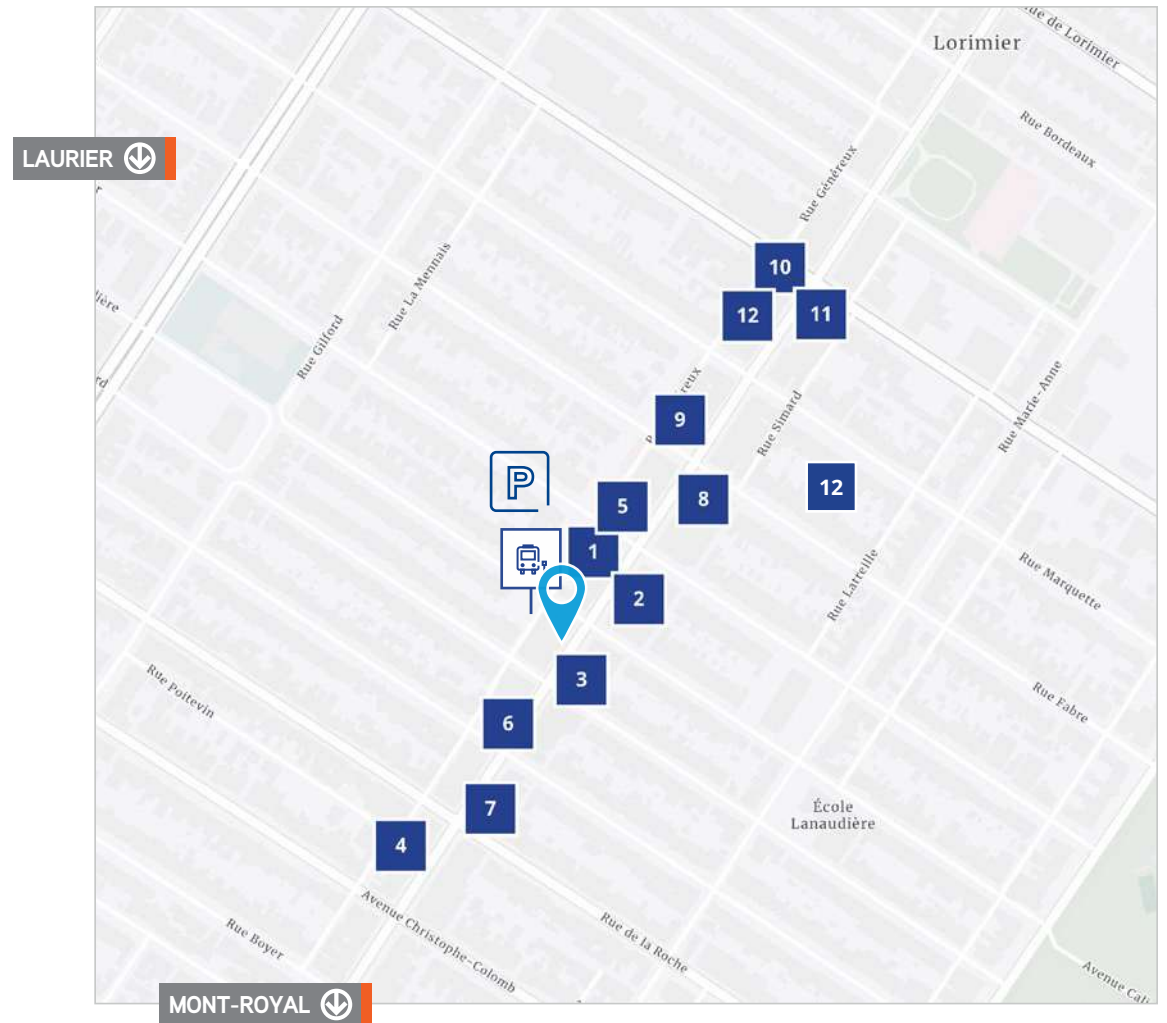
Sought out area
for retailers



Trendy
Area



Bus lines
97 & 368



1361-1365 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



Property Overview

Sale Price

\$1,950,000

Spaces



1 Retail Space



2 Residential Spaces

Municipal Evaluation

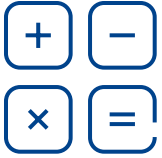
Land	\$300,100
Building	\$483,100
Total	\$783,200

Building information

Floor	3
Land area	2,324 SF
Building area	4,248 SF
Property type	Residential & Commercial
Year built	1910
Lot number	1 193 861

Financial information

Effective Revenue	Residential base rent	\$38,563
	Commercial base rent	\$84,000
	Stabilized Vacancy	(\$6,651)
	Total:	\$115,912
Operating expenses	Municipal taxes (2021)	\$19,582
	School taxes (2020-2021)	\$757
	Maintenance & repairs	\$2,200
	Management	\$5,796
	Insurance	\$6,000
	Total:	\$34,335
Net operating income	\$81,577	



Rent Roll

Description	Tenant	Area	Base Rent	Gross Rent (\$/SF)	Annual Total
Retail	Leased	1,602 SF	\$7,000	\$52.43	\$84,000
Residential #1363	Leased	1,323 SF	\$1,620	\$14.69	\$19,400
Residential #1323	Leased	1,323 SF	\$1,500	\$13.61	\$18,000
Total		4,248 SF			\$28,539

Annual rent will be as follows (gross escalation):

- > April 1st 2023 to March 31, 2024 \$84,000
- > April 1st 2024 to March 31, 2025 \$87,000
- > April 1st 2025 to March 31, 2026 \$90,000
- > April 1st 2026 to March 31, 2027 \$90,000

One five-year option at 2,5% annual increase





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