

23-29 Saint-Viateur Street West, Montreal

# Prime Business Opportunity in the Vibrant Mile End District

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

This lively intersection is accessible to Rosemont and Laurier Metro stations which is an excellent location for commercial tenants seeking a vibrant environment.



# Neighborhood Roundup



14 min walk from Rosemont Metro



17 min walk from Laurier Metro



Walk Score  
100



Proximity to Sir-Wilfred Laurier Park



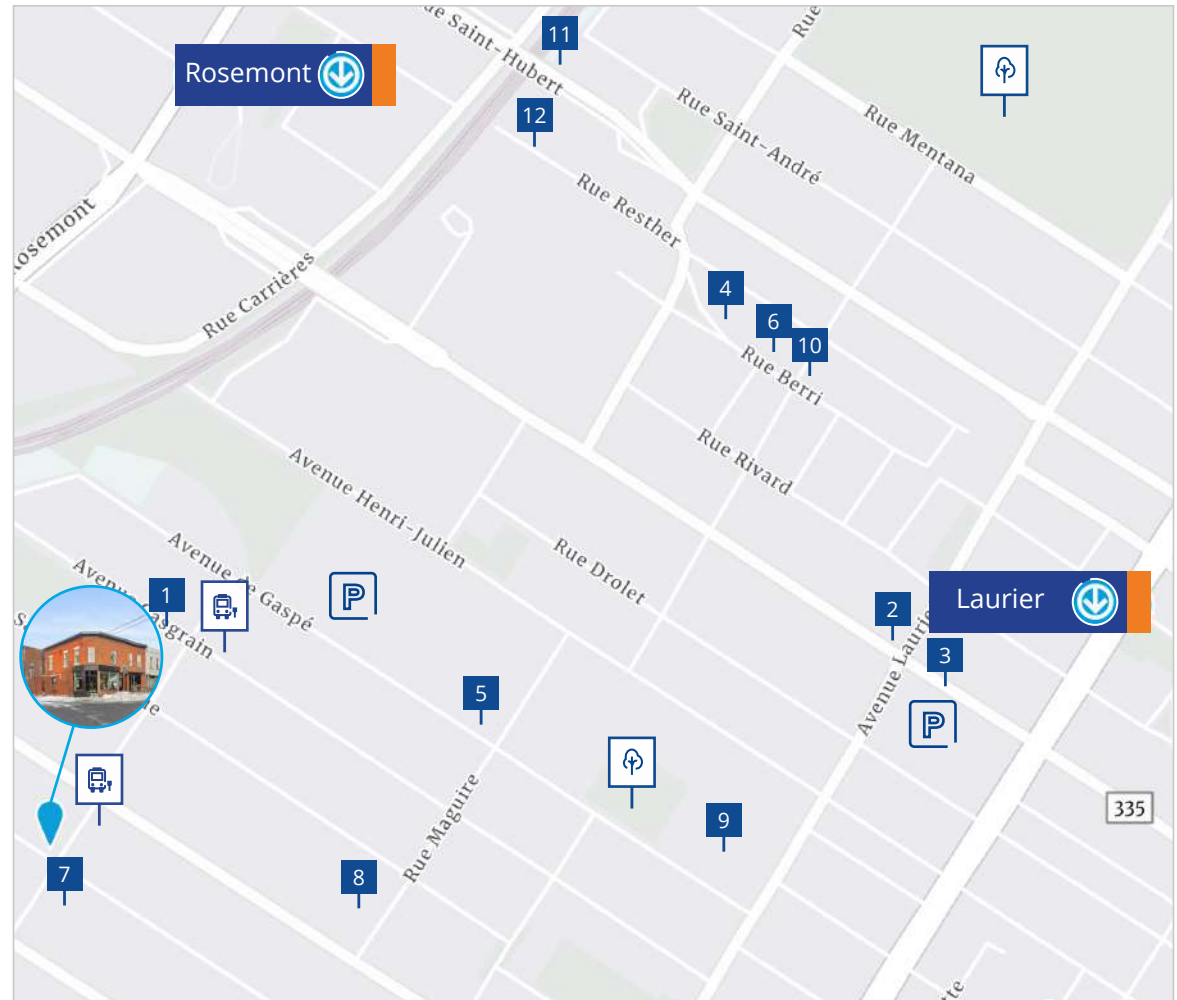
Popular area for retailers



Trendy Area



Bus lines  
46 & 51



 23-29 Saint-Viateur Street West

<b>1</b>	CrossFit	<b>7</b>	Bishop & Bagg
<b>2</b>	UniPrix	<b>8</b>	BKIND
<b>3</b>	Subway Restaurant	<b>9</b>	Services Quebec du Plateau-Mont-Royal
<b>4</b>	Metro - Hubert	<b>10</b>	Le Wilfred
<b>5</b>	Proxim	<b>11</b>	Volkswagen Popular
<b>6</b>	Western Union	<b>12</b>	Audi Popular





# Property Overview

## Sale Price

# \$3,200,000

Free and clear of mortgage

## Spaces

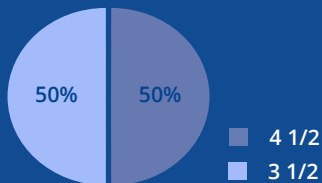


### 2 Retail Units

- Aesop Canada (exp. Dec 2025, renewal options)
- KOTN Canada (exp. May 2025, renewal options)



### 2 Residential Units



## Municipal Evaluation 2023-2025

Land \$460,500

Building \$929,400

**Total \$1,389,900**

## Building information

Building area	4,246 SF
Property type	Residential and Commercial
Year built	1945
Lot number	1 868 015
Occupancy	Fully leased

## Financial information

Effective Revenue	Commercial Gross Revenue	\$159,151
	Residential Gross Revenue	\$50,400
	<b>Effective Gross Revenue</b>	<b>\$209,551</b>
Operating expenses	Municipal taxes	\$22,245
	School taxes	\$1,104
	Insurance	\$6,195
	Utilities	-
	Salary	\$430
	Management Fees	\$8,382
	Repairs & maintenance	\$1,220
	<b>Total:</b>	<b>\$39,576</b>
	<b>Net operating income</b>	<b>\$169,975</b>



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