

FOR SALE

Vacant Investment Property Poised for Hotel or Residential Conversion

987-991 Côté Street
Montreal, QC

Located in Ville-Marie, steps from
Old Montreal and Quartier International



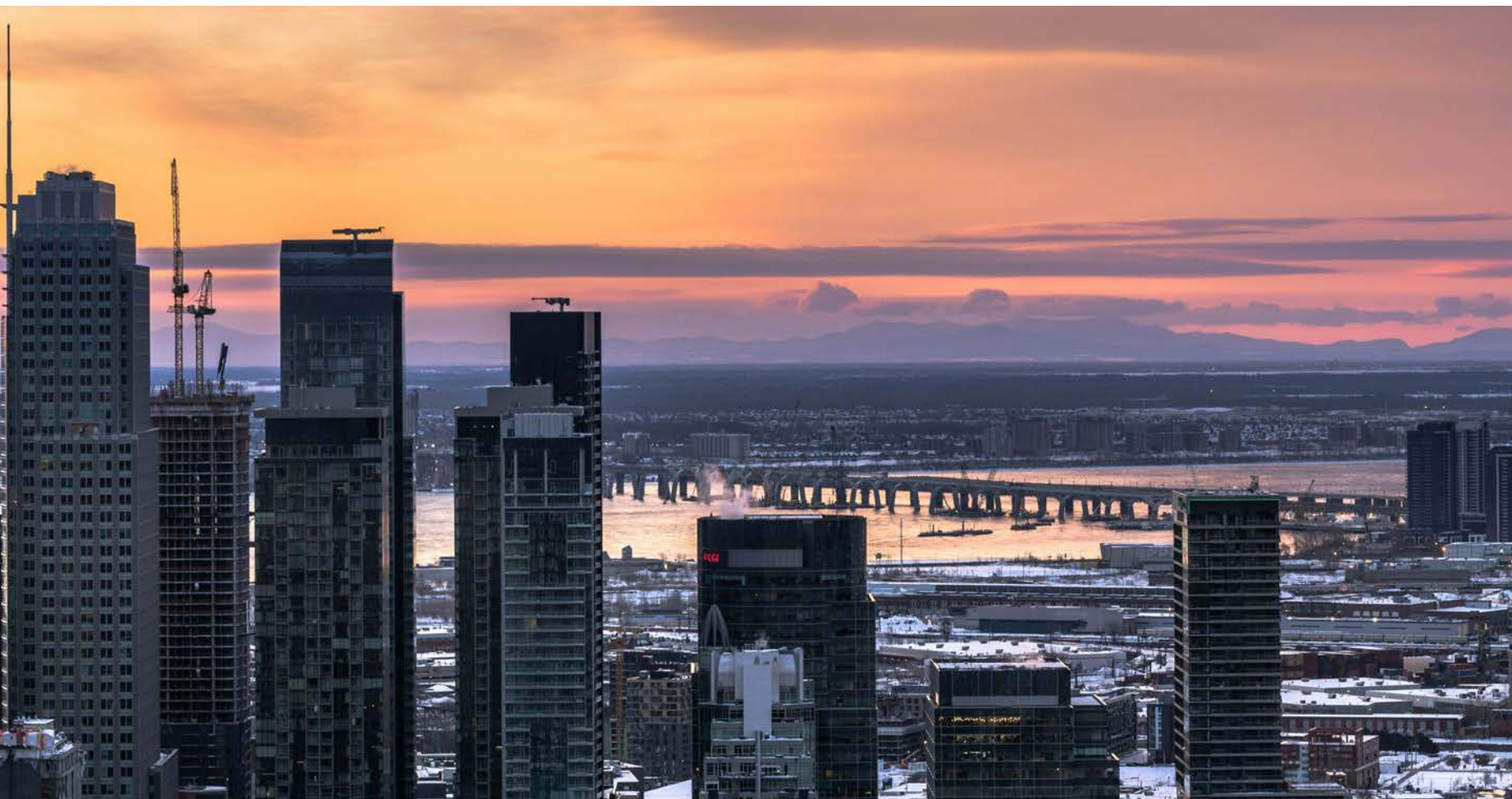
Joe Rullier*
Senior Vice President
Commercial Real Estate Broker

T.: +1 514 813-8636
joe.rullier@colliers.com
*Joe Rullier Inc.



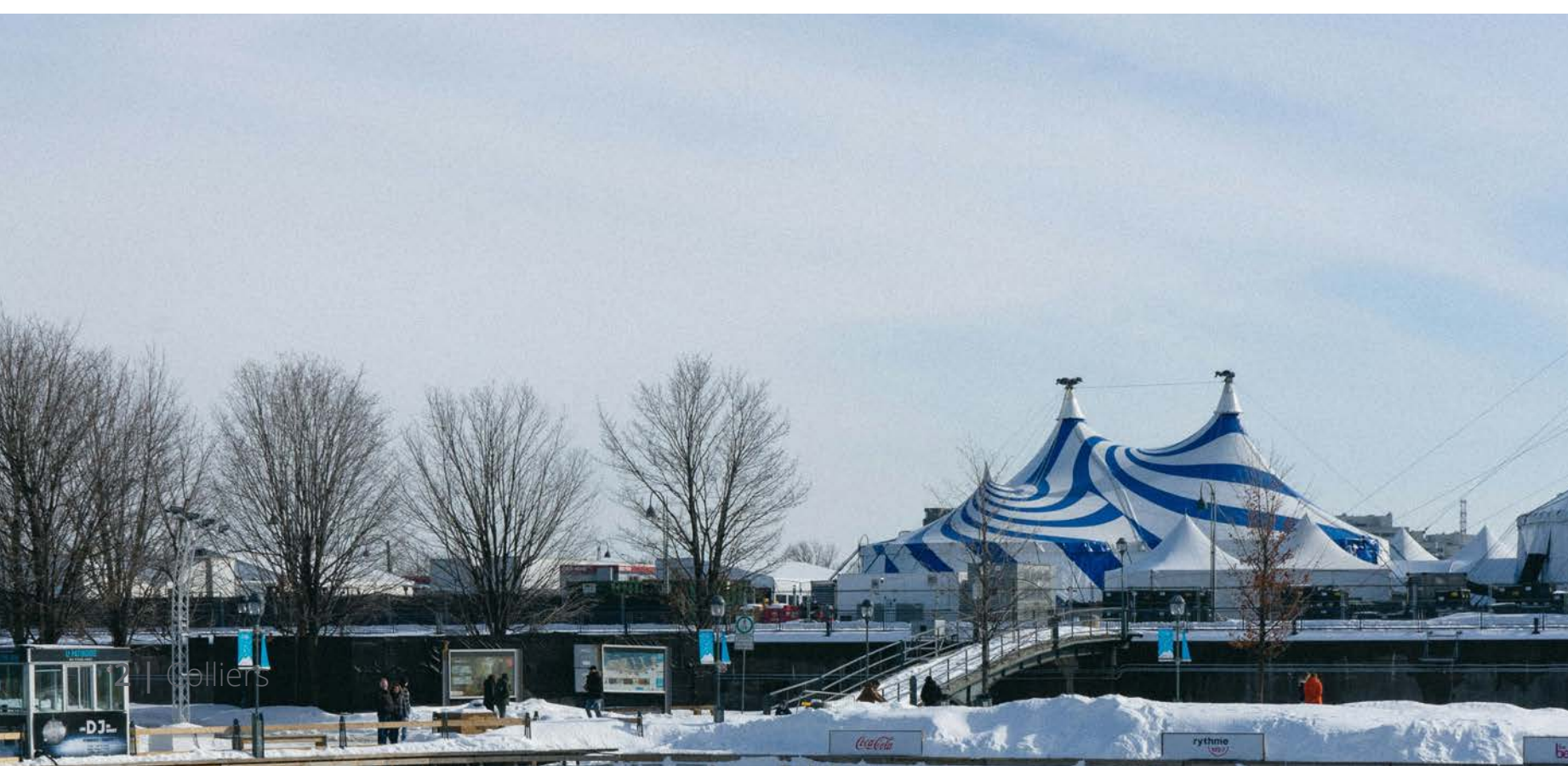


Welcome to an extraordinary opportunity **in the heart of Montreal's** tourist destinations

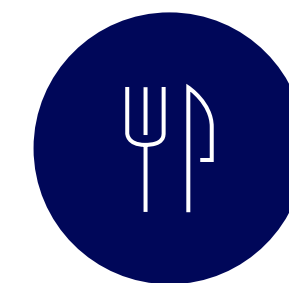


Strategically positioned across the street from the Montreal Convention Centre and Place-d'Armes metro station, this stunning brick and beam building is ready for a transformation into a hotel.

Nestled on a tranquil street, a mere stroll from exceptional restaurants and bars, this property offers the perfect blend of convenience and serenity. The location is unparalleled, boasting close proximity to the World Trade Centre Montreal and other business hubs, and a short walking distance to universities and the iconic Notre-Dame Basilica. While the building isn't designated as historic, its placement within a protected area ensures a unique blend of preserved charm and modernity. With approved conversion permits, the opportunity is yours to create an inviting haven in this prime Montreal location!



Conversion permits
in place for a hotel



Adjacent to historic
Old Montreal, a short walk
from fabulous restaurants
and bars



Easy access to World Trade
Centre Montreal and other
business destinations,
walking distance to
universities and the iconic
Notre-Dame Basilica

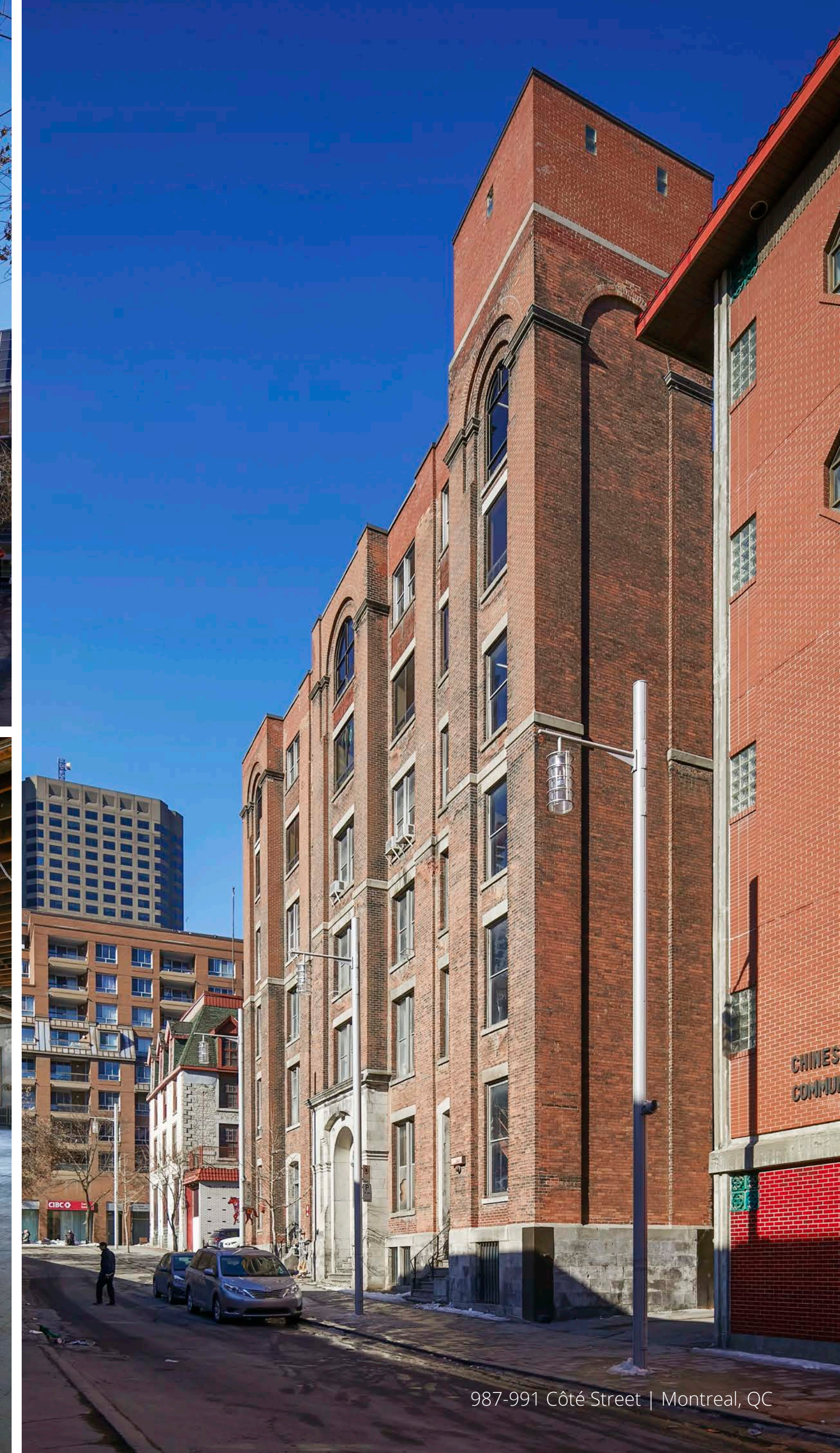
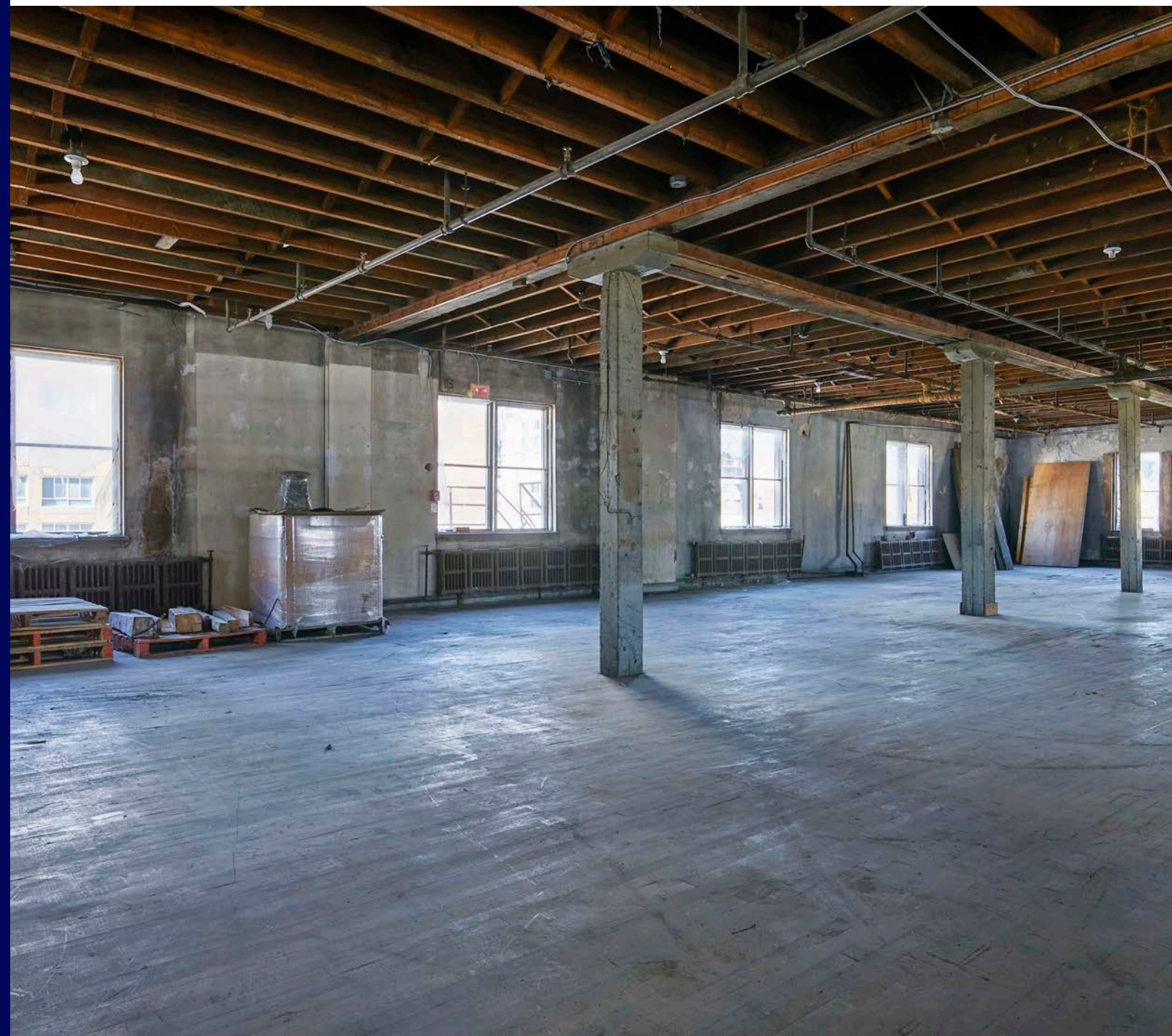


Across the street from
the Montreal Convention
Centre & 10 metres from
Place d'Armes Metro station

PROPERTY OVERVIEW

Property Overview

Address	987-991 Côté St. Montreal, QC
Borough	Ville-Marie
Number of Floors	6
Floor Area	± 42,492 SF
Lot Area	± 12,314 SF
Frontage	100 feet
Land Value	\$3,946,800
Building Value	\$2,176,400
2023 Municipal Taxes	\$175,681
2023 School Taxes	\$5,272

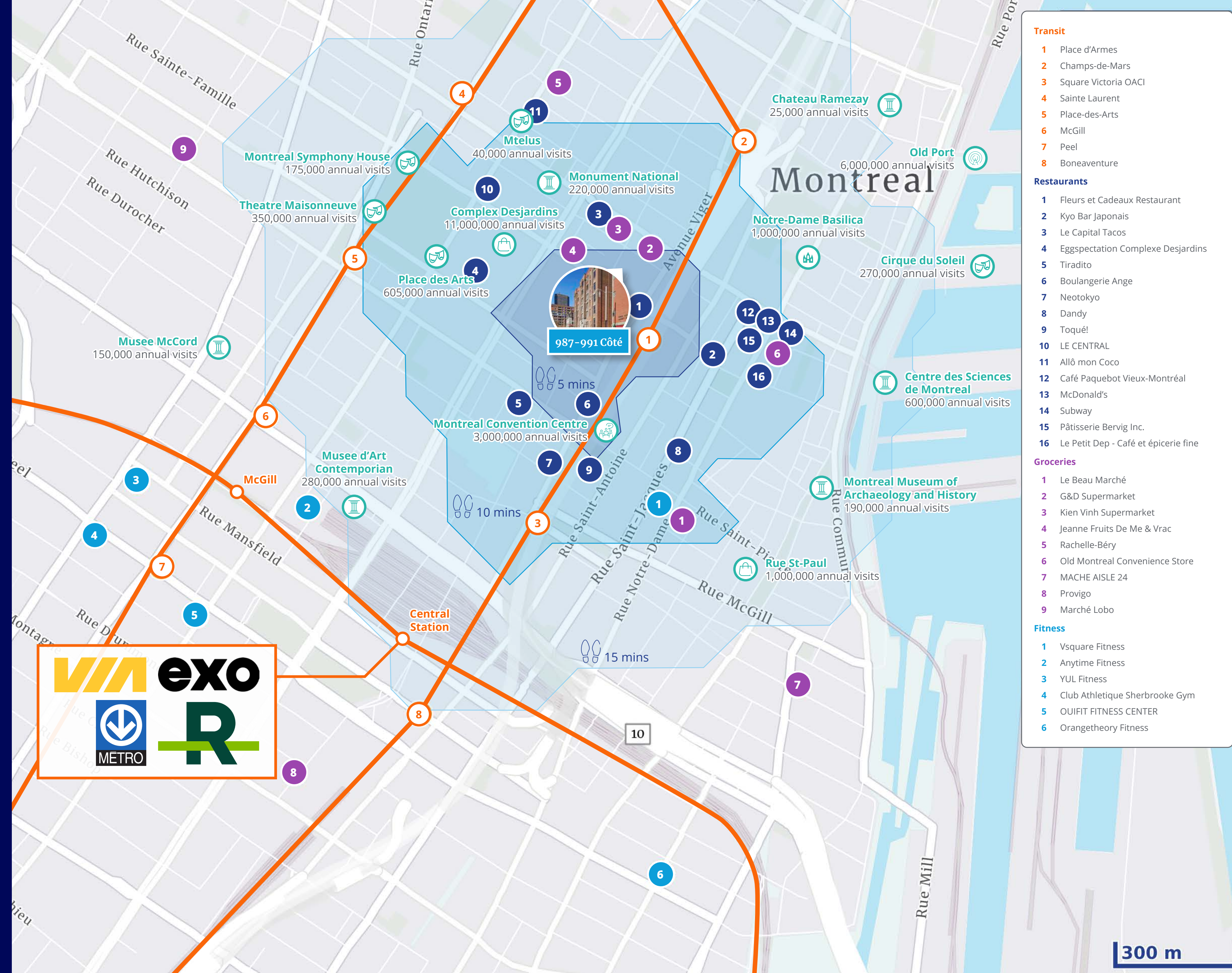


LOCATION OVERVIEW

Tourism & Amenities

The area offers a plethora of services and amenities in terms of shopping, eateries and entertainment.

The property's unique location allows it to be walking distance to all of what Montreal has best to offer: Old Montreal and the Old Port, downtown Montreal and Quartier des Spectacles entertainment district, Quartier International and the Palais des Congrès.





Joe Rullier*
Senior Vice President,
Commercial Real Estate Broker
*Joe Rullier Inc.

+1 514 813 8636
joe.rullier@colliers.com