



BIGGY LOFTS

• VERDUN / MONTRÉAL •



Prime location within the urban village.

This fully renovated commercial property is situated on Wellington in Verdun, one of the city's most vibrant commercial arteries.

Surrounded by essential services, other high covenant retailers and less than a block from the de l'Eglise metro stop, the property has 3 commercial tenants, anchored by Bulkbarn & Polycor and represents a

sound investment in both the short and long term as Verdun continues its revitalization. Verdun was voted number eleven on the list of the world's coolest neighborhoods in the world in 2020, according to U.K.-based global media and entertainment company TimeOut. Verdun was selected as a neighborhood that balances standout local culture, food and fun with community support and kindness.

A vibrant and dynamic neighborhood.

Wellington street is the primary economic and retail artery of Verdun. Shops create an eclectic mixture of professional offices, services, food + beverage and fashion merchants. It is the perfect promenade drag, comparable to Mont-Royal in the Plateau or Parc Avenue in Mile-End.

With plenty of convivial spots to stop at, or take out for a Canal-side picnic. The street is closed off during several weekends for festivals across the seasons, activating the street and bringing together the community.



BARS / CAFES

- ## RESTOS

- ## SERVICES / RETAIL

- 

94
WALK SCORE



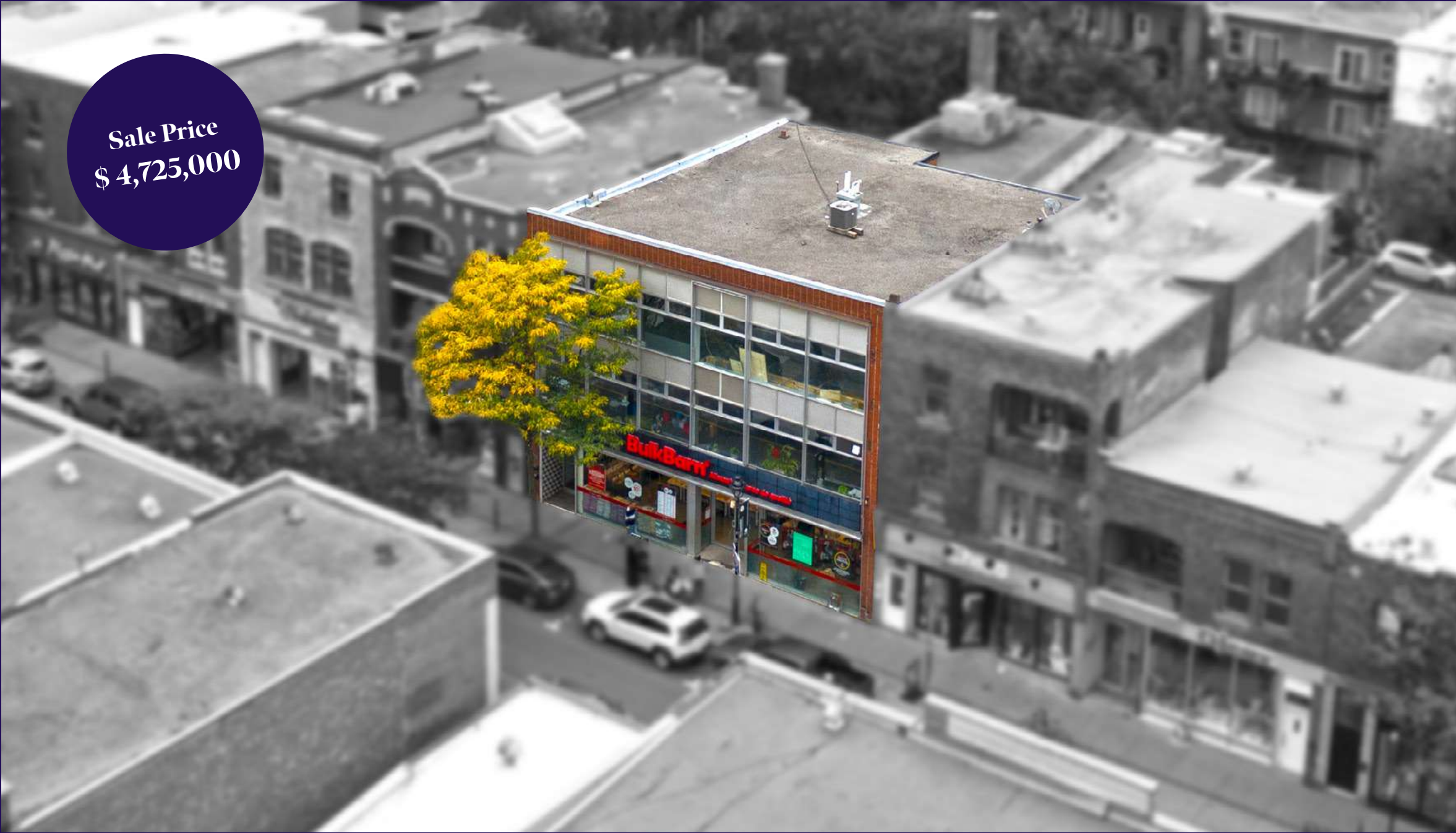
75
BIKE SCORE

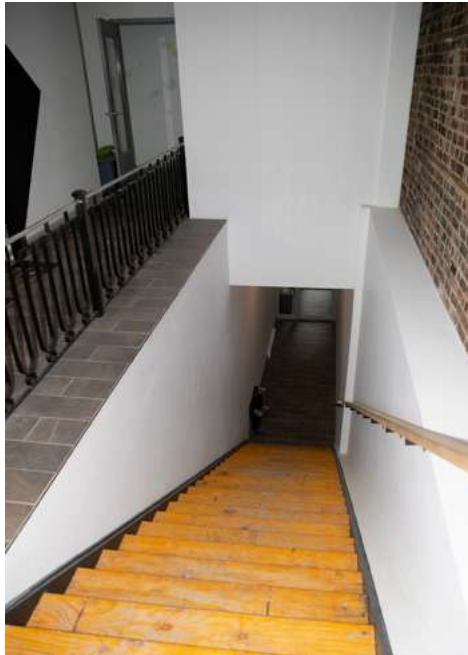


15'
DOWNTOWN

Property overview

Building Information		
Legal address	3939 Wellington St., Verdun	
Building area	14,225 SF	
Land area	6,688 SF	
Frontage	49 FT	
Property type	Commercial	
Year built	1933	
Lot number	1 153 643	
Floors	3	
Financial Information		
Revenue	Commercial revenue	\$329,366
	Residential revenue	-
	Total	\$329,366
	Vacancy	\$6,587
	Gross Revenue	\$322,779
Operating Expenses	Municipal taxes	\$65,798
	School taxes	\$1,943
	Insurance	\$9,474
	R&M	\$3,228
	Management	\$9,683
	Total Expenses	\$90,126
N.O.I.	\$ 232,653	







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