



FOR SALE

Le Faubourg Sainte-Catherine Landmark Investment Property

Grocery-Anchored High Street Retail with
Potential for Student Housing Conversion

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Executive Summary

Colliers (the "Agent") has been retained by the Vendor as the exclusive agent to arrange for the offering and sale of "Le Faubourg", a four-storey strata mixed use asset municipally described as 1616 Sainte-Catherine Street, Montréal, QC ("the Property").

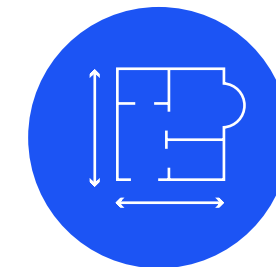
This unique property located in the urban core of downtown Montreal, half a block from Guy-Concordia metro station and Concordia University, offers potential investors the security of high-quality, well-established retail tenancy as well as opportunity for significant upside through conversion.

The property is particularly well positioned to receive a student housing portion.

Highlights



Landmark
Commercial Building



± 123,694 SF
Of Gross Leasable
Area



High-quality
Tenants



Neighbor To
Concordia University



1 Min Walk To
Guy-Concordia
Metro Station



Easy Access
To Highways
136, 138 And 15



Reserved
underground
parking



Potential Student
Housing Conversion

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Property Overview

Distribution of Units



Total Commercial Units
30



Total Commercial Vacancy
12% (4% excluding the student housing conversion potential)



Potential to convert existing vacancy in student housing units
4th floor (19,772 SF)

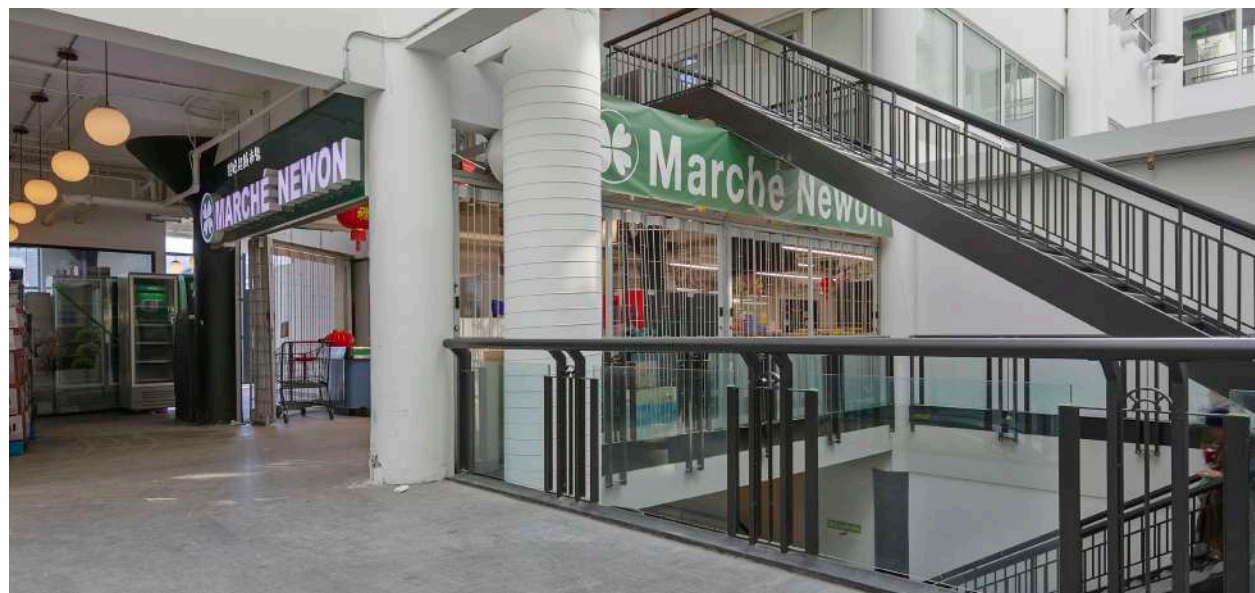
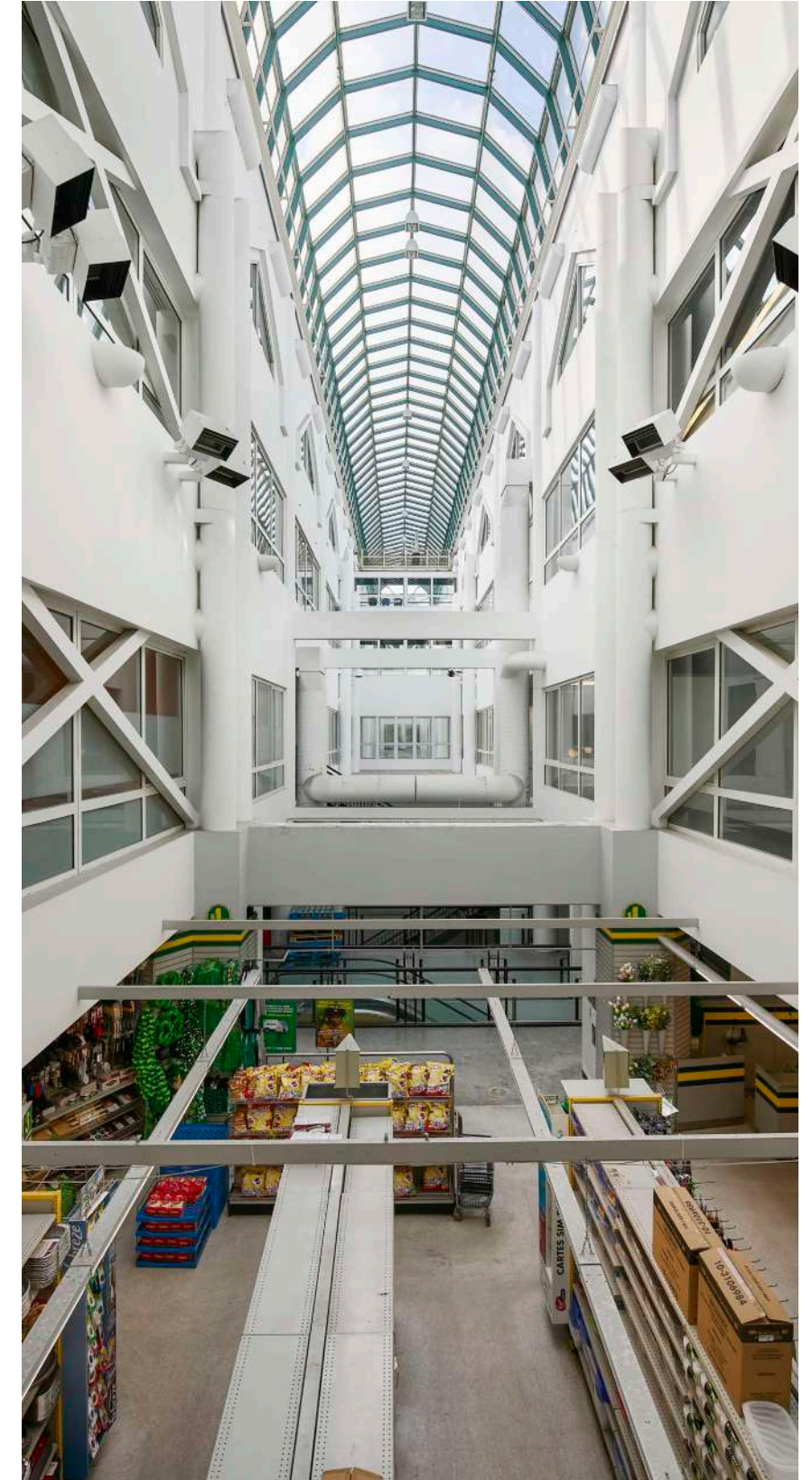
Property Information

Address	1616, rue Sainte-Catherine Ouest, Montréal, Québec Also known as "le Faubourg"
Legal description	The property is held under a divided co-ownership structure; refer to the Certificate of Location in the Virtual Data Room for a complete list of lot numbers.
Gross Leasable area	± 123,694 SF
Major tenants	
Year built	2009
Number of Floors	4 floors above grade
Year built	1991
Assessed Value (2023-2025)	Land: \$12,332,400 Building: \$12,167,600 Total: \$24,500,000
Other	The property is classified (heritage immovable) under the Cultural Heritage Act

Zoning Information	
Zoning	Mixed commercial (M.9C)
Site coverage	70%
Maximum F.A.R.	3
Financials (2024)	
Municipal Tax	\$716,992.10
School Tax	\$3,756.99
Effective Gross Revenue, Stabilized	\$7,264,041
Operating Expenses, Stabilized	\$2,203,368
Stabilized NOI	\$5,060,673

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