

1601 Du Mont-Royal Avenue East, Montreal

Business Opportunity in A Prime Commercial Location

With a score of 100 out of 100, this commercial property offers a unique setting for an ideal investment and a walker's paradise for tenants.

Whether you are an owner-occupier looking for a busy corner retail unit for your business or an investor looking for a recently renovated mixed-use investment opportunity, 1601 Du Mont-Royal E is a 4 700 SF building comprised of 2 rental units and 1 vacant commercial unit, ideally positioned to be your destination of choice. Less than 13 minutes' walk from the nearest metro station, this bustling crossroad location is a great choice for business and residential tenants alike, seeking a lively atmosphere.

Colliers



Neighbourhood Roundup



18 min walk from Laurier Metro



13 min walk from Mont-Royal Metro



Walk Score
100



Proximity to La Fontaine Park and Baldwin Park



Popular area for retailers



Trendy Area

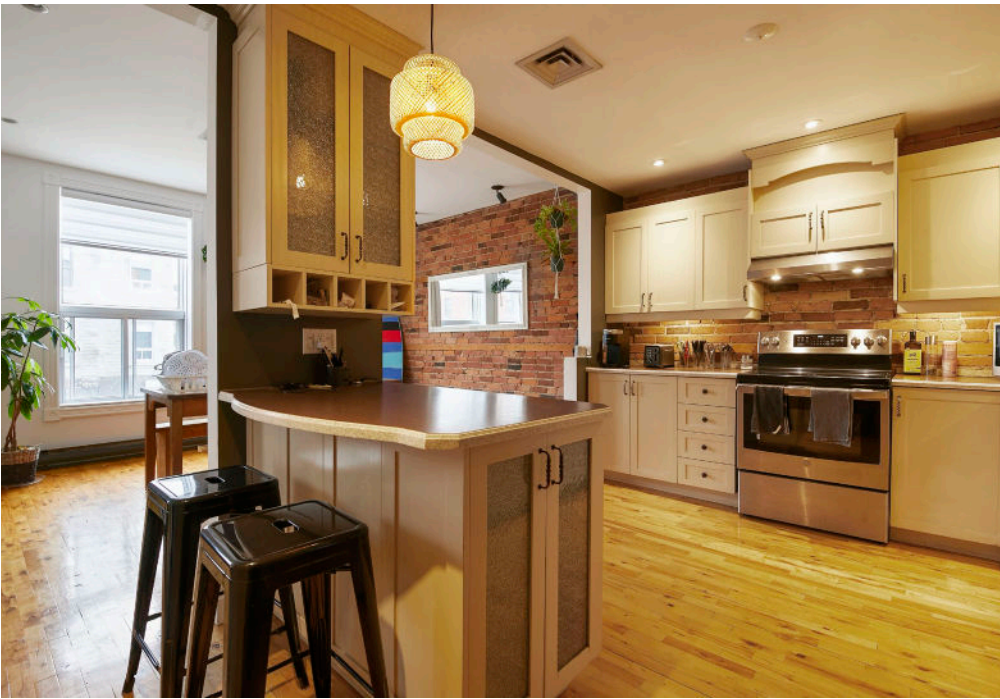
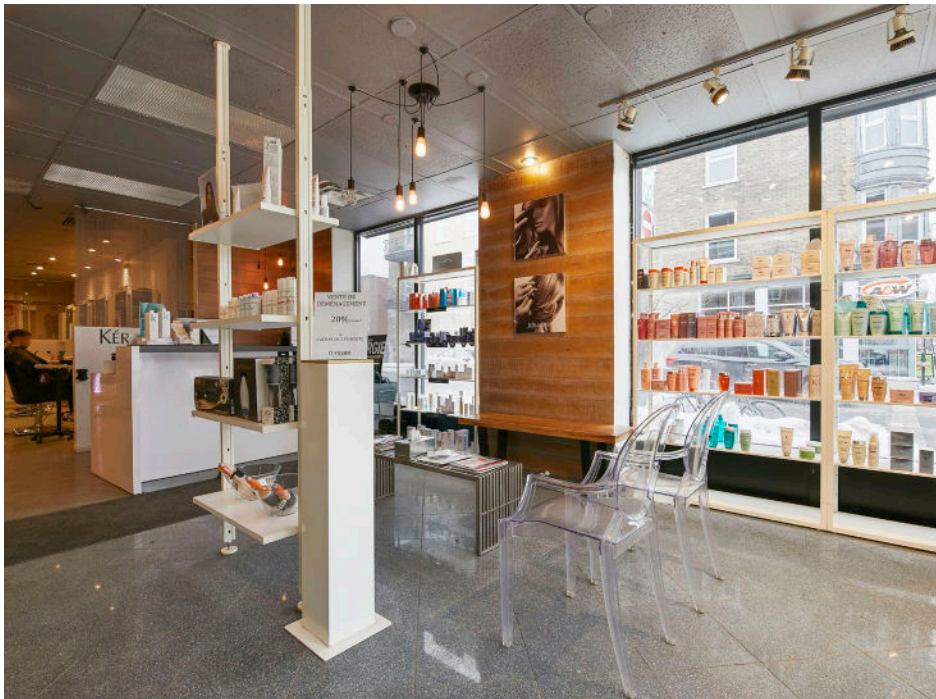


Bus lines
368, 45, 14, 427, 97,
359, 10, 27 and 160



1601 Du Mont-Royal Avenue East

1	St-Viateur Bagel	7	Cora
2	Osmow's Shawarma	8	Branche d'Olivier - Le Plateau
3	Dollarama	9	PJC Jean Coutu
4	L'intermarché Mont-Royal	10	Le Rouge Gorge
5	Second Cup Café	11	Barraca Rhumerie
6	Aubainerie	12	Intermarché Boyer



Property Overview

Sale Price

\$2,300,000

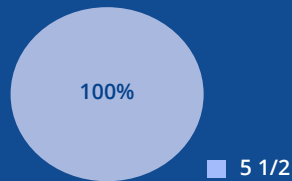
Spaces



1 Retail Unit
• Vacant



2 Residential Units



Municipal Evaluation 2023-2025

Land	\$475,000
Building	\$708,200
Total	\$1,183,200

Building information

Building area	4,700 SF
Property type	Residential and Commercial
Year built	1910
Lot number	1 193 633-1 and 1 193 640

Financial information

Stabilized Potential Income

Effective Revenue	Commercial Gross Revenue	\$106,632
	Residential Gross Revenue	\$54,240
	Effective Gross Revenue	\$160,872
Operating expenses	Municipal taxes	\$23,812
	School taxes	\$936
	Insurance	\$6,784
	Structural reserve	-
	Management Fees	-
	Repairs & maintenance	\$1,220
	Total:	\$32,752
Net operating income	\$128,120	



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