

266-276 Saint-Viateur Street West, Montreal

Prime Business Opportunity in the Vibrant Mile End District

Located on the corner of Park Avenue 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.

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Neighbourhood Roundup



20 min walk from Rosemont Metro



22 min walk from Laurier Metro



Walk Score
99



Proximity to
Parc Outremont



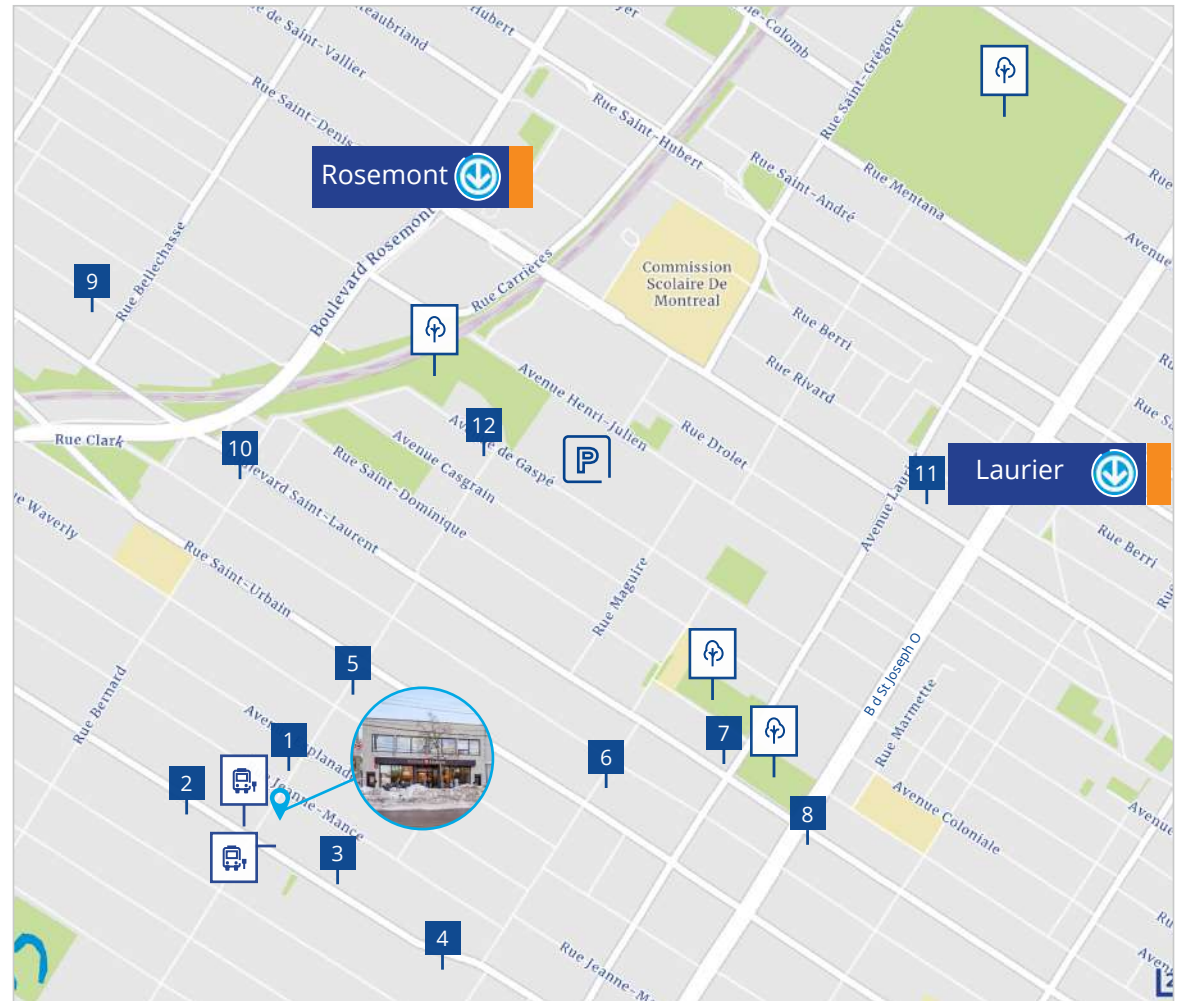
Popular area for retailers



Trendy Area



Bus lines
46 & 80



 266-276 Saint-Viateur Street West

1	St-Viateur Bagel	7	Siboire Saint-Laurent
2	Dollarama	8	Pampika
3	Estiatorio Milos Montreal	9	Bernie Beigne
4	Supermarché PA Du Parc	10	Canadian Tire
5	Café Olimpico - Mile End	11	Subway Restaurant
6	Fairmount Bagel	12	Shakti Rock Gym



Property Overview

Sale Price

\$2,500,000

Free and clear of mortgage

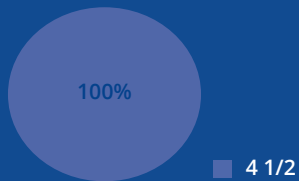
Spaces



- 1 Retail Unit
- Lululemon (exp. May 2025)



2 Residential Units



Municipal Evaluation 2023-2025

Land	\$340,100
Building	\$1,095,600
Total	\$1,435,700

Building information

Building area	4,118 SF
Property type	Residential and Commercial
Year built	1915
Lot number	1 868 352
Occupancy	Fully leased

Financial information

Effective Revenue	Commercial Gross Revenue	\$109,939
	Residential Gross Revenue	\$53,820
	Effective Gross Revenue	\$163,759
Operating expenses	Municipal taxes	\$22,979
	School taxes	\$1,142
	Insurance	\$6,500
	Utilities	-
	Salary	\$430
	Management Fees	\$6,550
	Repairs & maintenance	\$1,220
	Total:	\$38,049
Net operating income	\$125,710	



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