

5424-5432 Clark Street, Montreal

Prime Business Opportunity in the Vibrant Mile End District

Located at the intersection of Clark Street 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.



Neighbourhood Roundup



16 min walk from Rosemont Metro



18 min walk from Laurier Metro



Walk Score
100



Proximity to
Parc Outremont



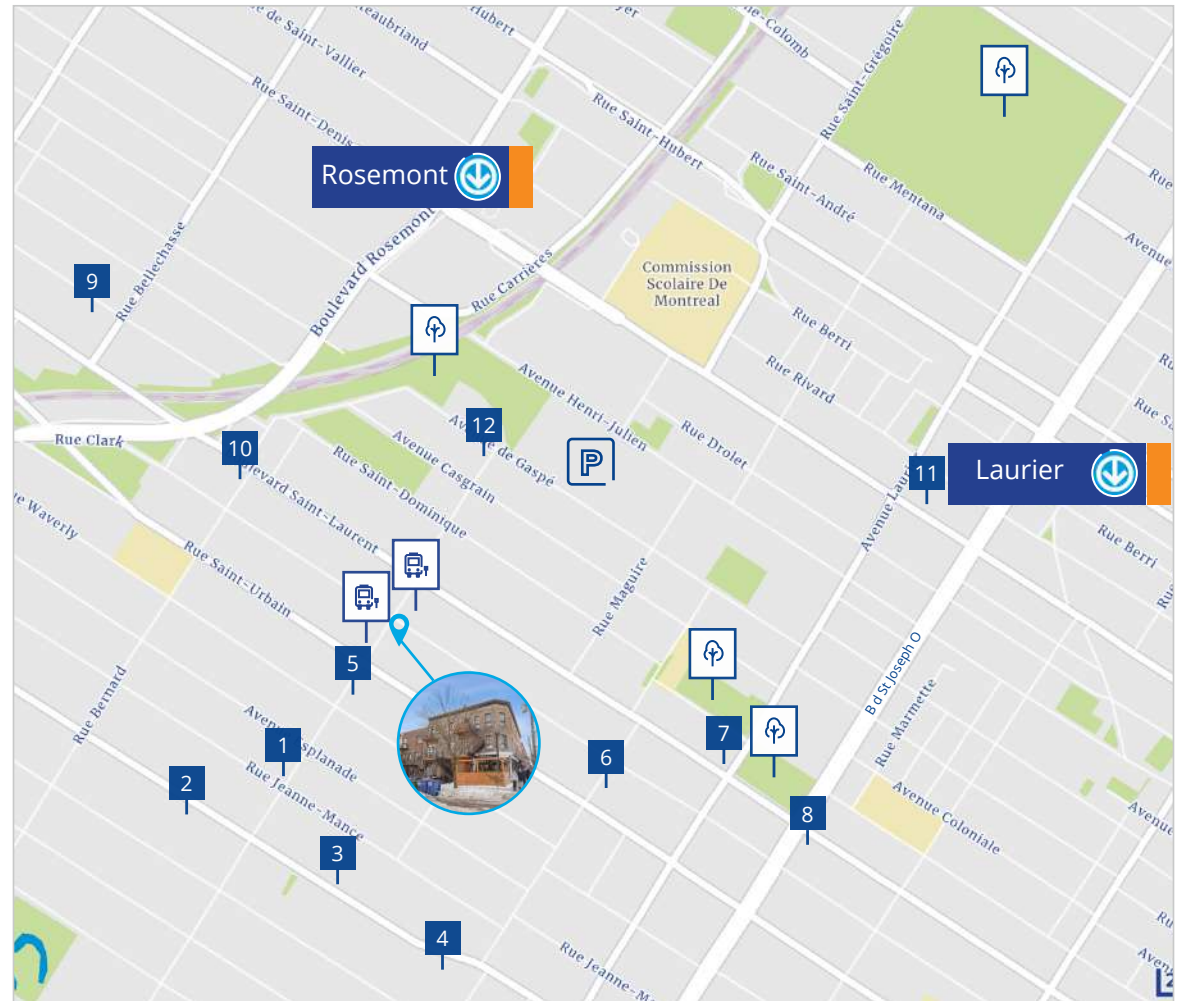
Popular area for retailers



Trendy Area



Bus lines
46 & 55



 5424-5432 Clark Street

- | | | | |
|----------|---------------------------|-----------|-----------------------|
| 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

\$5,400,000

Free and clear of mortgage

Spaces

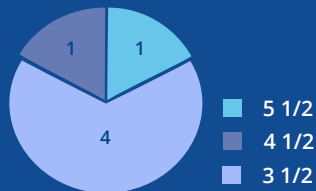


2 Retail Units

- Pub Bishop & Bagg (exp. Sept 2023, renewal options)
- Slice & Soda (exp. Apr 2031, renewal options)



6 Residential Units



Municipal Evaluation 2023-2025

Land	\$621,900
Building	\$1,405,000
Total	\$2,026,900

Building information

Building area	7,654 SF
Property type	Residential and Commercial
Year built	1942
Lot number	1 866 734
Occupancy	Fully leased

Financial information

Effective Revenue	Commercial Gross Revenue	\$252,949
	Residential Gross Revenue	\$91,842
	Effective Gross Revenue	\$344,791
Operating expenses	Municipal taxes	\$33,204
	School taxes	\$1,622
	Insurance	\$9,000
	Utilities	\$1,000
	Salary	\$1,290
	Management Fees	\$13,792
	Repairs & maintenance	\$3,660
	Total:	\$63,481
Net operating income	\$281,310	



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