

5490 Saint-Laurent Boulevard, Montreal

# Prime Business Opportunity in the Vibrant Mile End District

Located at the corner of Saint-Laurent Boulevard 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 both commercial and residential tenants seeking a vibrant environment.



# Neighbourhood Roundup



15 min walk from Rosemont Metro



16 min walk from Laurier Metro



Walk Score  
86



Proximity to  
Parc Outremont



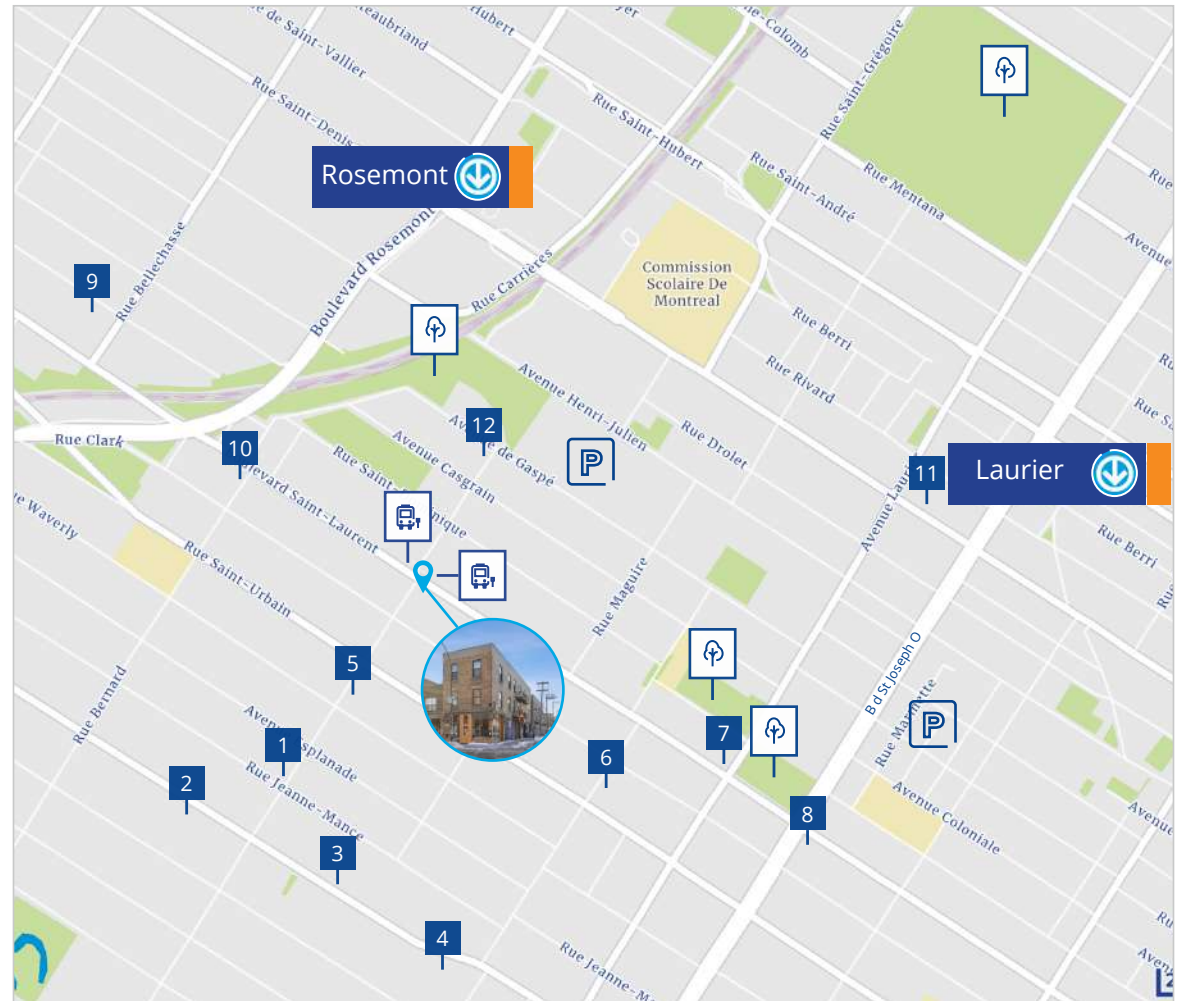
Popular area for retailers



Trendy Area



Bus lines  
46 & 55



 5490 Saint-Laurent Boulevard

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





# Property Overview

## Sale Price

# \$3,500,000

Free and clear of mortgage

## Spaces



1 Retail Unit

- La Catrina Mile End (exp. 2030, renewal options)



4 Residential Units

## Municipal Evaluation 2023-2025

Land	\$330,000
Building	\$1,385,700
<b>Total</b>	<b>\$1,715,700</b>

## Building information

Building area	4,991 SF
Property type	Residential and Commercial
Year built	1915
Lot number	1 866 532
Occupancy	Fully leased

## Financial information

Effective Revenue	Commercial Gross Revenue	\$130,920
	Residential Gross Revenue	\$94,400
	<b>Effective Gross Revenue</b>	<b>\$225,360</b>
Operating expenses	Municipal taxes	\$21,901
	School taxes	\$1,369
	Insurance	\$7,010
	Utilities	\$2,000
	Salary	\$860
	Management Fees	\$9,014
	Repairs & maintenance	\$2,440
	<b>Total:</b>	<b>\$44,594</b>
<b>Net operating income</b>	<b>\$180,766</b>	



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