



Colliers

For Sale

Opportunity for a Redevelopment Project in the Sud-Ouest

1273-1299 Island Street, Montreal, QC

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Accelerating success.



Salient Facts

Zoning

H. 1-4 - Residential

Land Area

15,672 SF

Maximum Height

3 Stories

12.50 m

Implantation

Maximum 60%

Minimum 35%

Taxes 2024

Municipal \$ 6,122.72

School \$752.97

Total \$6,875.69

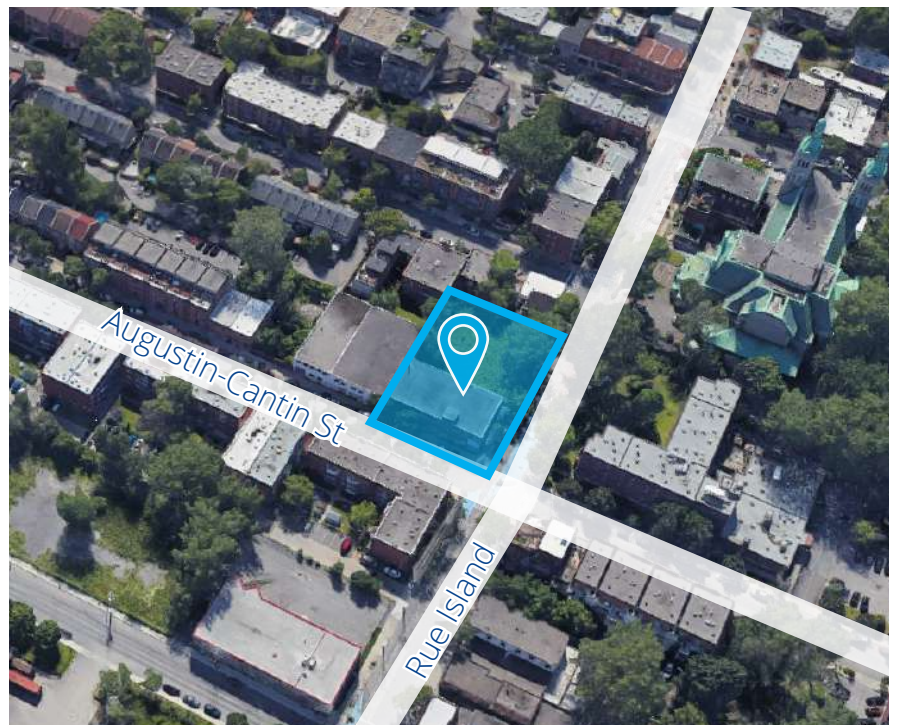
Asking Price

\$2,400,000

Redevelopment Opportunity

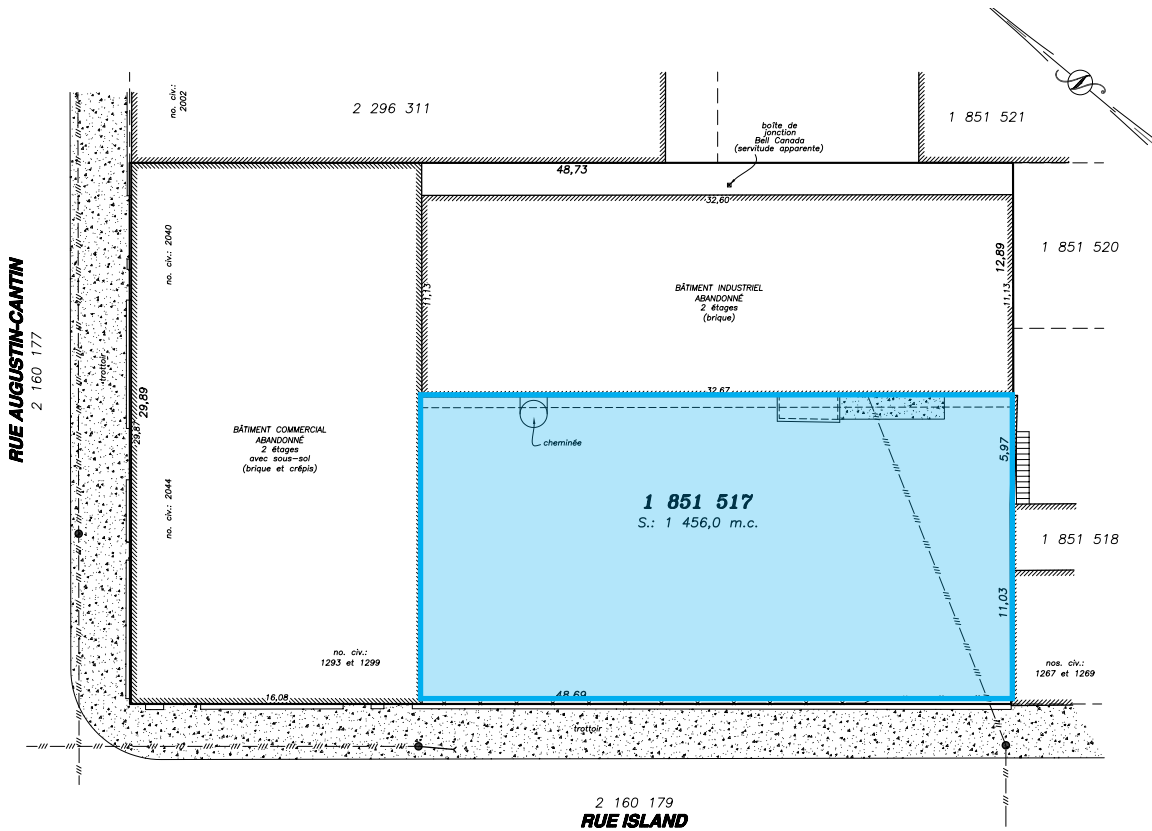
1273-1299 Island Street is a residential redevelopment opportunity in the charming neighbourhood of the Sud-Ouest. Close to landmarks such as the Atwater Market and the Lachine Canal, and surrounded by a variety of businesses and restaurants, the residential project takes full advantage of its location.

Following the zoning regulations, this redevelopment opportunity can accommodate several condominiums spread over five private lots and attached by a common lot.





Property Profile



DETAILS

Address	1273-1299 Island Street, Montreal, QC
Lot number	1 851 517

CHARACTERISTICS

Area	15,672 SF
Frontage measurement	160 SF on Island Street

CITY ASSESSMENT

2023-2025 Roll		Past Roll	
Land value	\$847,400	Past total value	\$720,300
Building value	\$108,600		
Total value	\$956,000		



Potential Project Details



	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
Land Area	1,793 SF	3,057 SF	1,741 SF	1,736 SF	1,731 SF
Floors	3 + semi-basement	3 + semi-basement	3 + semi-basement	3 + semi-basement	3 + semi-basement
Height	32'6"	32'6"	32'6"	32'6"	32'6"
Floor Area	1,265 SF	1,904 SF	1,898 SF	1,893 SF	1,888 SF
Site Coverage	70.53%	57.1%	52.40%	48.38%	44.78%
Building Area	4,300 SF	6,704 SF	6,684 SF	6,666 SF	6 646 pi ²
Units	4	6	6	6	6
Parking	2	3	3	3	3

Rendering of the conceptual redevelopment is for illustrative purposes only, not part of an approval/ submission process. Any plan or project will require approval from the City of Montreal.

Summary



Total Building Area

± 30,000 SF



Total Units

28 units

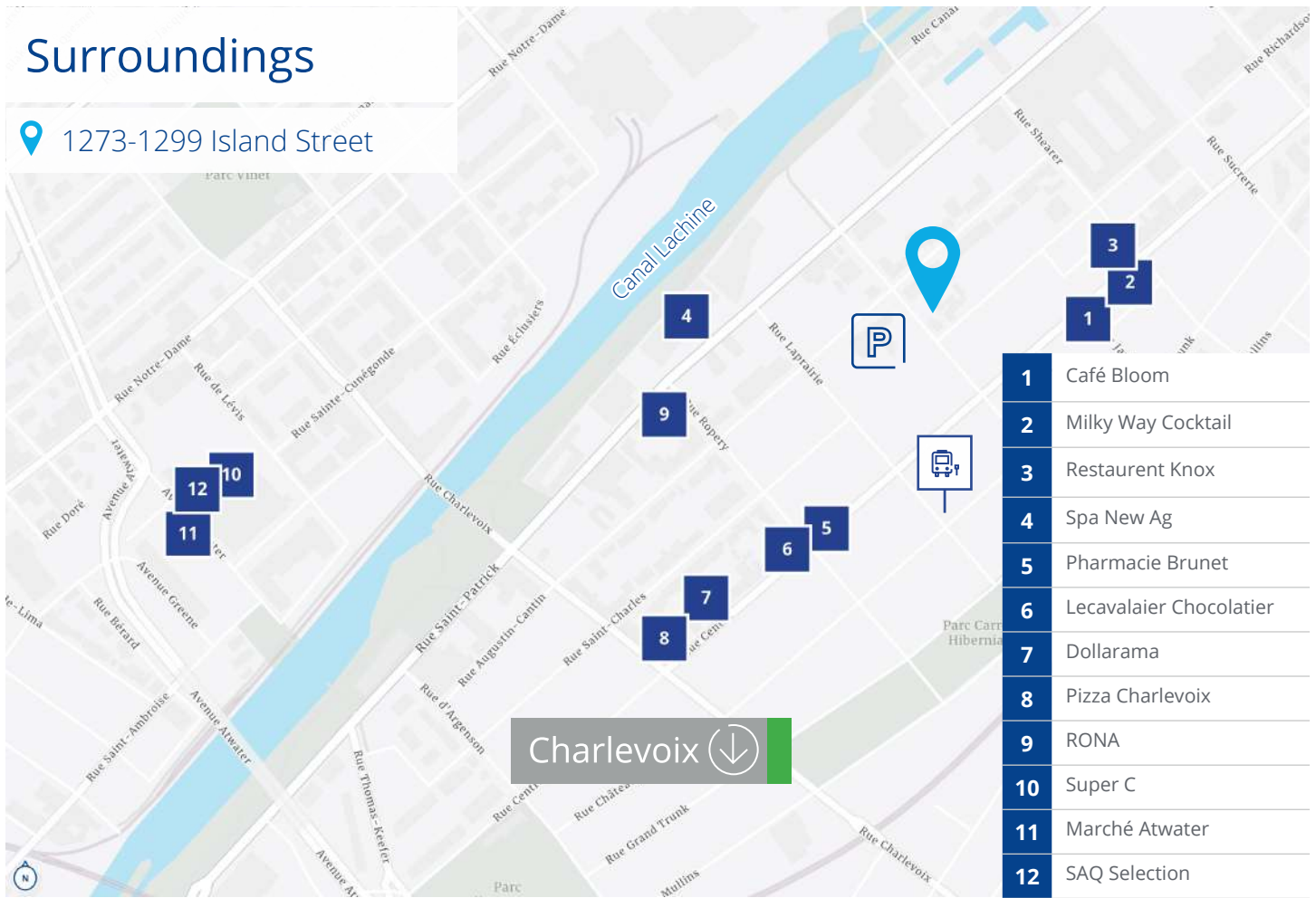


Total Parking

14 parkings

Surroundings

1273-1299 Island Street



8 min walk to
Charlevoix
Metro Station



10 min drive to
Montreal
Downtown



Bus lines
57, 71,
107

Demographics | 1km Radius



Current
population

26,039



Average persons
per private HH

2



Average
Household Income

\$66.291



Employment
Rate

90%



Median
Age

37



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