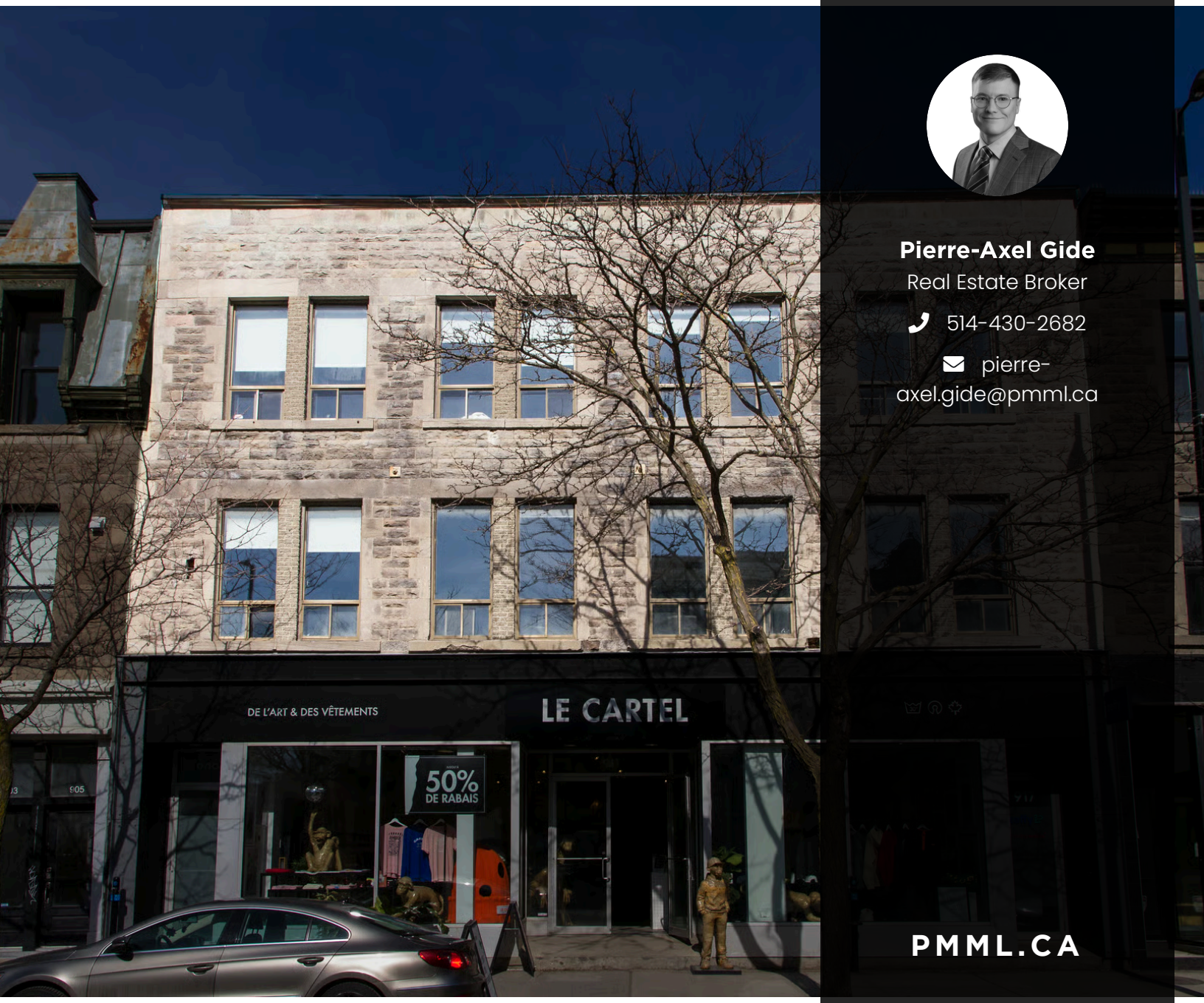
907 & 909-913 MONT-ROYAL EST
PLATEAU MONT-ROYAL E

AREA : 8,326 SQ. FT.

PMML

FOR SALE



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PMML.CA

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BUILDING TYPE

Semi-detached and attached

BUILDING CATEGORY

Multi-Tenant Property

PROPERTY DESCRIPTION

Investment opportunity not to be missed!

Commercial condos currently leased to a well-established, long-standing tenant, generating stable rental income from day one.

Professionally fitted for office use, these spaces offer a turnkey investment opportunity with value-add potential through conversion into residential units, in compliance with current zoning regulations.

HIGHLIGHTS

- Turnkey commercial condos (2nd and 3rd floors), ideal for investors.
- High-quality tenant operating in the technology sector.
- Net leases in place (2024–2028), ensuring stable rental income from day one ($140,469/year).
- Ideally located in the heart of Plateau Mont-Royal.
- Well maintained over the years, offering potential for residential conversion as well as the possibility of a rooftop terrace.

ASKING PRICE :

$2,200,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof: elastomeric membrane – replaced in 2022

ADDITIONAL INFORMATION

Fitted space + heating and air conditioning equipment are functional and included.

Leases signed from March 1, 2024 to February 28, 2028 at $19.41/sq. ft. ($140,469) for 7,236 sq. ft. leased

Rent (annual/monthly):

March 2024 - February 2025: $132,960 / $11.080

March 2025 - February 2026: $135,329 / $11,277

March 2026 - February 2027: $140,469 / $11,706

March 2027 - February 2028: $145,817 / $12,151

Net lease (except municipal and school taxes: 90% tenant – 10% landlord)

2 x 3 years (renewal options)

The sale is made without any legal guarantee of quality, at the buyer's own risk.

Joint sale of the properties 907 Mont-Royal Est and 909-913 Mont-Royal Est.

907 & 909-913 Mont-Royal Est, Plateau Mont-Royal E

Main attractions of the sector

- Located on one of Montreal's most vibrant commercial arteries, Rue Mont-Royal Est is lined with independent boutiques, cafés, and restaurants that draw steady foot traffic year-round.
- Excellent public transit access, within walking distance of Mont-Royal metro station and well served by bus lines connecting to downtown.
- A dense, walkable residential neighborhood (Plateau-Mont-Royal) with strong demographic appeal, offering upper-floor office tenants easy access to amenities and a built-in talent pool.

BUILDING DESCRIPTION

General Information

Cadastral number	1 445 958, 1 445 957, 1 445 959, 1 445 960

Total Municipal Assessment

Total Municipal Assessment	$1,213,600
Municipal Land Assessment	$447,300
Municipal Building Assessment	$766,300

Construction

Number of Storeys	2
Type of Building	Semi-detached and attached
Type of Construction	Brick and wood
Year of Construction	1900
Building Dimensions	87.3 X 43.1 ft

The sale is made without legal guarantee of quality at the buyer's risk.

Electromechanical System

Fire System	Smoke detectors / emergency lighting / fire extinguishers
Security System	Installed
Existing Facilities	Reception, waiting room, closed offices, restrooms

Parking

Type of Parking	N/A
Number of Parking Spaces	N/A

Area

Gross Area	8,326 sq.ft.
Leasable Surface Area	7,236 sq.ft.
Average Surface Area / Unit	7,236 sq.ft.

FEATURES

Plumbing

Copper and ABS

Condition of Roof

Elastomeric membrane – redone in 2022

Service Contract

N/A

Heating System

Electrical baseboards

Hot Water System

One electrical reservoir

Electrical Panels

Main electrical entry 200 amps – distribution 3 x 100 amps

Exterior Siding

Brick + stone and prefabricated steel on the façade

Environmental Report

N/A

Condition of Doors/Windows

Aluminum windows + glazed commercial door with steel framing

In-Building Services

N/A

REVENUE

	yearly	$ / PI²
Commercial	$140,472	$16.87
Lockers		
Parking		
Total Revenues	**$140,472**	**$16.87**
Expenses recovery	**yearly**	**$ / PI²**
Tax Recovery	$24,960	$3.00
Total expenses recovery	**$24,960**	**$3.00**
Total Gross Income	**$165,432**	**$19.87**
Vac. / Bad debt		
EGR	**$165,432**	**$19.87**

EXPENSES

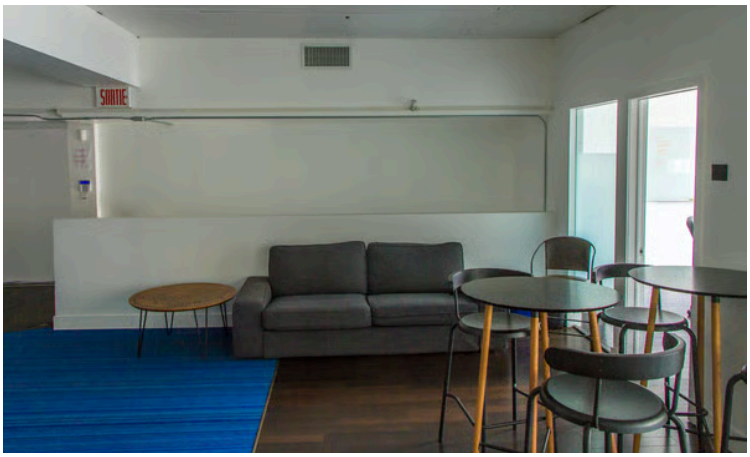
	Calc.	yearly	$ / PI²
Administration	Estimated	$2,809	$0.34
Management Fees	Estimated	$4,214	$0.51
Municipal Taxes	Current	$26,964	$3.24
School Taxes	Current	$850	$0.10
Insurance			
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Estimated	$3,512	$0.42
Janitor			
Maintenance	Estimated	$2,107	$0.25
WiFi			
Heat Pump			
Total Expenses		**$40,456**	**$4.86**

LE CARTEL
50%

LE CARTEL

LE CARTEL

MILLIONS
TO HELP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