

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

AREA : 8,326 SQ. FT.

PMML

FOR SALE



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PMML.CA



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.

Features

Plumbing Copper and ABS

Condition of Roof Elastomeric membrane – redone in 2022

Electrical Panels Main electrical entry 200 amps – distribution 3 x 100 amps

Exterior Siding Brick + stone and prefabricated steel on the façade

Condition of Doors/Windows Aluminum windows + glazed commercial door with steel framing

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

Heating System

Electrical baseboards

Exterior Siding

Brick + stone and prefabricated steel on the façade

In-Building Services

N/A

Condition of Roof

Elastomeric membrane – redone in 2022

Hot Water System

One electrical reservoir

Environmental Report

N/A

Service Contract

N/A

Electrical Panels

Main electrical entry 200 amps – distribution 3 x 100 amps

Condition of Doors/Windows

Aluminum windows + glazed commercial door with steel framing

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



