



For Sale

# Opportunity for Redevelopment Project in the Sud-Ouest

1273-1299 Island Street, Montréal, QC

## Joe Rullier

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# Salient Facts

## Zoning

Residential

## Land Area

15,672 SF

## Maximum Height

3 Stories

41 ft

## Site Coverage

60%

## City Taxes 2022

Municipal \$5,735.74

School \$711.99

**Total** \$6,447.73

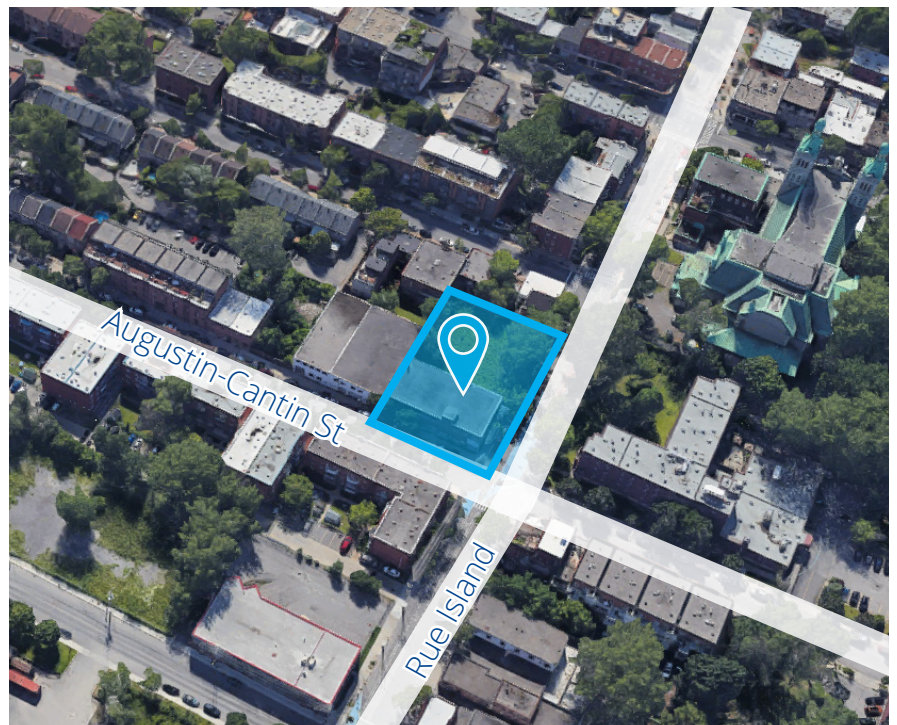
## Asking Price

# \$2,200,000

# Redevelopment Opportunity

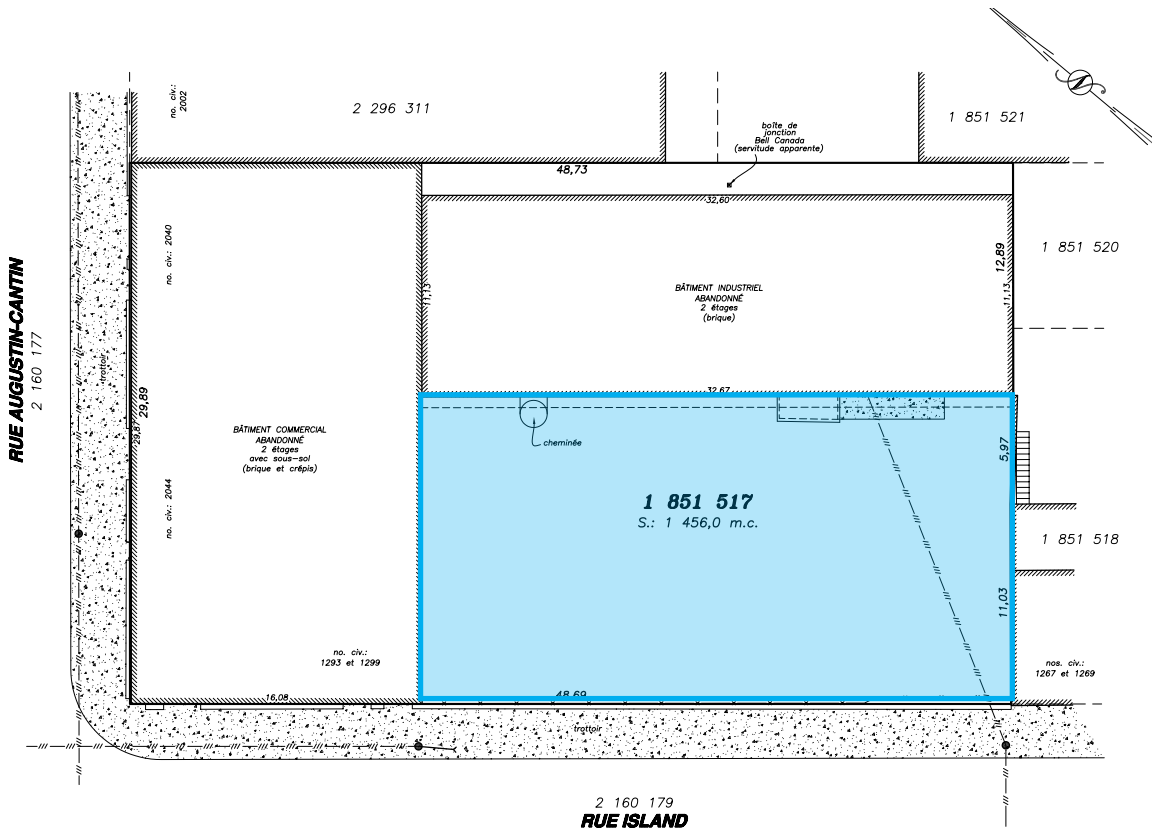
1273-1299 Island Street is a residential opportunity in the charming neighborhoods of the Sud-Ouest. Close to landmarks such as the Atwater Market and the Lachine Canal, and surrounded by a variety of businesses and restaurants, the residential project takes full advantage of its location.

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





# Property Profile



## IDENTIFICATION OF THE EVALUATED UNIT

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

## CHARACTERISTICS OF THE EVALUATED UNIT

Area	15,672 SF
Frontage measurement	160 SF

## VALUES OF ASSESSMENT

Current Roll of Assessment		Past Roll of Assessment	
Land value	\$847,400	Past total value	\$720,300
Building value	\$108,600		
<b>Total value</b>	<b>\$956,000</b>		



# Project Details



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

# Surroundings

1273-1299 Island St.



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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