



FOR SALE
450 SAINTE-HELENE STREET
MONTRÉAL, QC | 33,864 SF
36-UNIT APARTMENT / HOTEL + GROUND FLOOR COMMERCIAL



Marcus & Millichap
GROUPE MARIANI - DI GENNARO

Property Overview

Located in the heart of Old Montreal, 450 Sainte-Hélène Street is a 33,864 SF boutique property that was beautifully renovated in 2018. Offering a seamless blend of European heritage and modern sophistication, it is surrounded by iconic landmarks such as Notre-Dame Basilica, the Old Port, and Place Jacques-Cartier.

The property features 36 apartment-hotel units and a ground-floor commercial space with dedicated street access. A master lease with Sonder guarantees a stable, long-term income stream, making it a prime investment opportunity in Old Montreal's booming hospitality market.

Designed for both leisure and business travelers, this self-sufficient hospitality property operates without on-site staff, ensuring privacy and independence. Guests enjoy prime access to artisan cafés, upscale dining, and cultural attractions, making it a highly desirable destination in Montreal's vibrant tourism and business landscape.

With its historic charm enhanced by modern upgrades, 450 Sainte-Hélène Street stands as a rare offering—where heritage meets contemporary living in one of Montreal's most dynamic districts.



Property Data & Highlights



Type: Residential / Hotel / Retail

Building Area: 33,864 SF

Floors: 5 plus semi basement

Renovated: 2018 with Sprinklers system

Total Apartments: 36 units

- 14 studios
- 16 1-bedrooms
- 6 2-bedrooms

Commercial: 1 unit ground floor with a dedicated entrance



Stable, long-term revenue stream: The master lease with Sonder ensures predictable cash flow, minimizing operational risks for ownership.



Prime location in a high-demand market: Old Montreal remains one of the most visited and desirable areas for both tourists and corporate travelers, supporting strong occupancy rates and premium rental values.



Minimal operational involvement: The self-sufficient hospitality model eliminates the need for intensive management, providing a passive income opportunity.



Strong market fundamentals: With Montreal's hotel sector experiencing sustained demand growth, this asset is well-positioned to appreciate in value while generating reliable income.

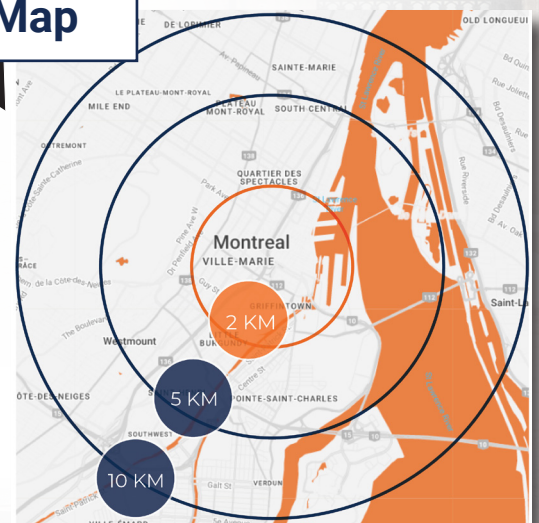
Location Overview



Demographics

	2km	5km	10km
Total Population	87,118	441,728	1,564,204
2028 Projection	94,518	473,881	1,657,636
Annual Growth (2023-28)	1.7%	1.5%	1.4%
Daytime Population	497,127	858,794	1,855,921
Households (2023)	50,916	232,412	727,912
Avg. Household Size	1.7	1.9	2.1

Map





Contact Us

Adamo Mariani

Real Estate Broker
Vice-President, Investments

Adamo.Mariani@marcusmillichap.com
438 844 6520

Jesse Di Gennaro

Real Estate Broker
Vice-President, Investments
Jesse.DiGennaro@marcusmillichap.com
438 844 6521

Philippe Moisan

Real Estate Broker
Associate, Investments
Philippe.Moisan@marcusmillichap.com
438 844 6515

Marcus & Millichap

GRUPE MARIANI - DI GENNARO

Ces informations ont été procurées par des sources que Marcus & Millichap considèrent fiables, mais Marcus & Millichap ne fait aucune déclaration ni garantie, explicite ou implicite, quant à leur exactitude. Les références à la superficie ou l'âge
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk
for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. ©2025 Marcus & Millichap. All rights reserved.