

FOR SALE

COMMERCIAL / MIXED USE ASSET

1494 SHERBROOKE ST W., MONTRÉAL, QC



Marcus & Millichap

GROUPE MARIANI - DI GENNARO

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THE OPPORTUNITY

Marcus & Millichap is pleased to present 1494 Sherbrooke Street West, a distinguished commercial property located in Montréal's prestigious Golden Square Mile.

Situated along one of downtown Montréal's premier commercial corridors, the property offers exceptional visibility, accessibility, and proximity to the financial district, McGill and Concordia Universities, luxury retailers, hotels, restaurants, and public transit.

The approximately 5,600-square-foot property spans four levels and offers immediate income, occupancy flexibility, and long-term value potential. The leased garden-level premises provide existing revenue, while the remaining space offers an attractive opportunity for an owner-occupier, investor, or future leasing strategy.

With on-site parking and a premier Sherbrooke Street address, 1494 Sherbrooke Street West represents a rare opportunity to acquire a landmark commercial asset in one of Montréal's most established and tightly held markets.

**Landmark
commercial
property in
Montréal's
bustling Golden
Square Mile area.**

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PROPERTY OVERVIEW



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Lot: 1 066 048



Year Built: 1900



Renovation: 2026



Building Area: ±5,600 SF



Land Area: 3,129 SF



Floors: 3 + 1 Basement Level



Zoning: M.6 Zone 0072



Parking Spaces: 4 spots



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HIGHLIGHTS

PRIME COMMERCIAL OPPORTUNITY



Positioned along Sherbrooke Street West in Montréal's prestigious Golden Square Mile, the property offers a distinguished presence in one of the city's most sought-after commercial districts



High-Pedestrian-Traffic Location surrounded by major universities, luxury hotels, restaurants, retail, cultural institutions, and Montréal's downtown business community.



The property features four dedicated parking spaces at the rear of the building, a rare and highly desirable amenity in Montréal's downtown core.



Unique combination of historic character and functional workspace, creating a distinctive environment to welcome clients and employees.



Located within walking distance of McGill University, Concordia University, major hospitals, luxury hotels, and the downtown business district, the property benefits from an exceptional amenity base



Combining a premier location, flexible occupancy options, existing income, and strong market fundamentals, the property presents a compelling long-term investment opportunity.



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PROPERTY SPECIFICATIONS

Type of structure:	Concrete
Exterior cladding:	Brick
Floor coverings:	Concrete, ceramic, vinyl and carpet
Drain(s):	None observed
Current and former heating system:	Electricity and heating oil
Potable water supply:	Via the City's municipal water supply system
Wastewater disposal:	Via the City's sanitary sewer system
Elevator, freight elevator or hydraulic lift:	None
Equipment(s):	A water heater, an electrical panel, a dehumidifier, renovation equipment, and an oil-fired furnace
Land shape:	Relatively rectangular

RECENT IMPROVEMENTS

Recent Building Improvements & Capital Upgrades:

- Front façade recently redone, including new front window and entrance door
- New sanitary service connection to the city, completed by Broccolini in 2023
- Structural beams added in the basement, enhancing structural support capacity for the upper floors
- New main electrical panels
- New basement plumbing
- New HVAC unit
- New exterior basement entrance from Sherbrooke Street
- Newly paved driveway
- New hot water tank (2026)
- Roof recently inspected; replaced circa 2011



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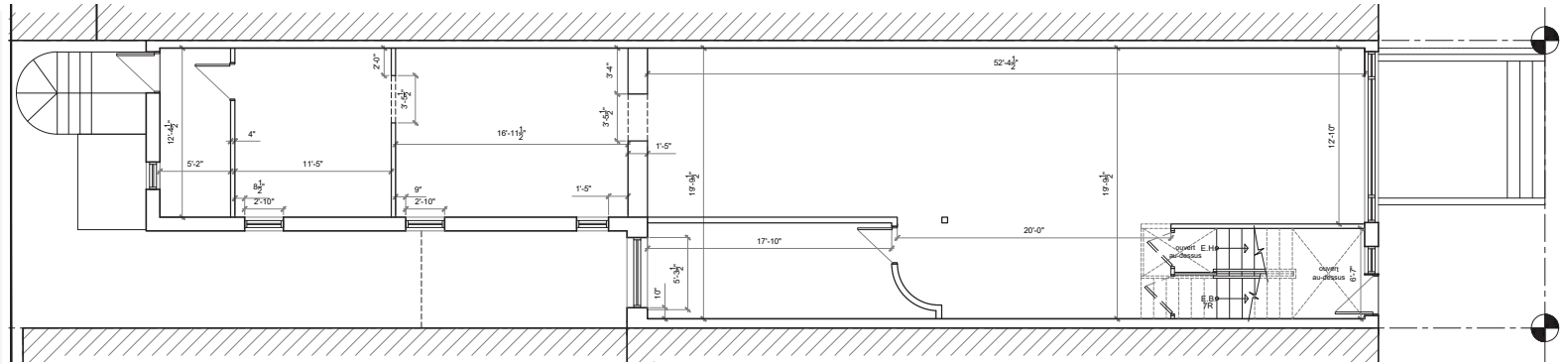
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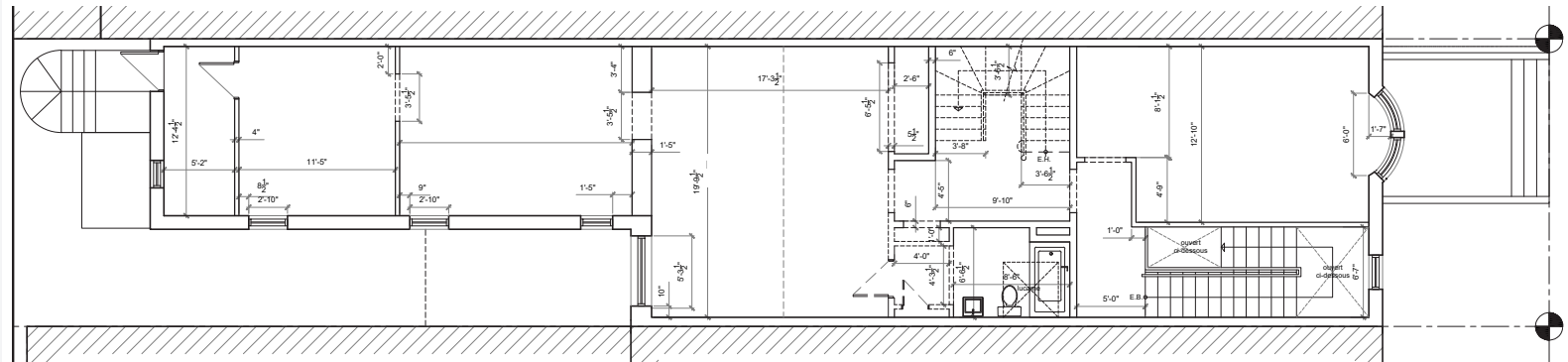
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FLOOR PLANS

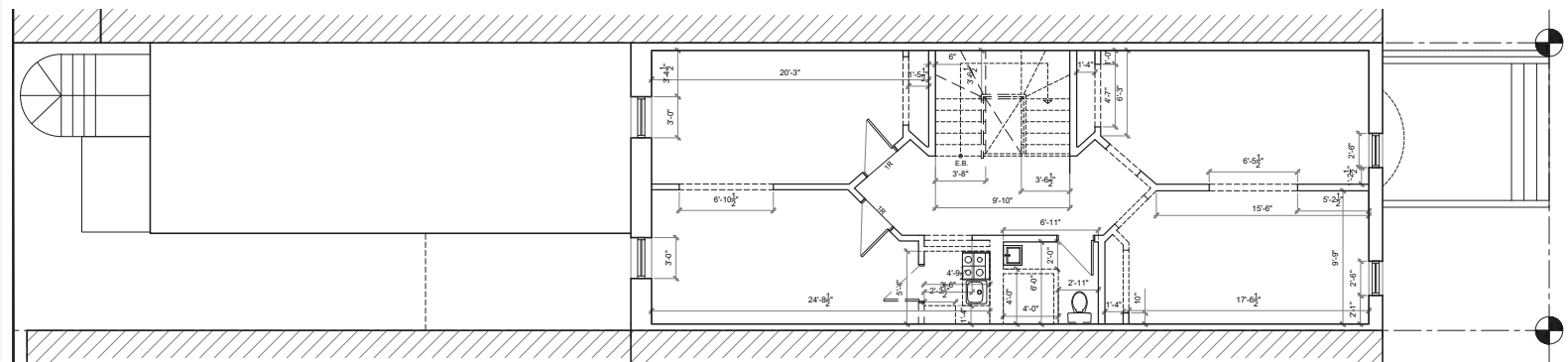
1ST FLOOR



2ND FLOOR

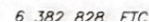


3RD FLOOR



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CERTIFICATE OF LOCATION



FOR SALE

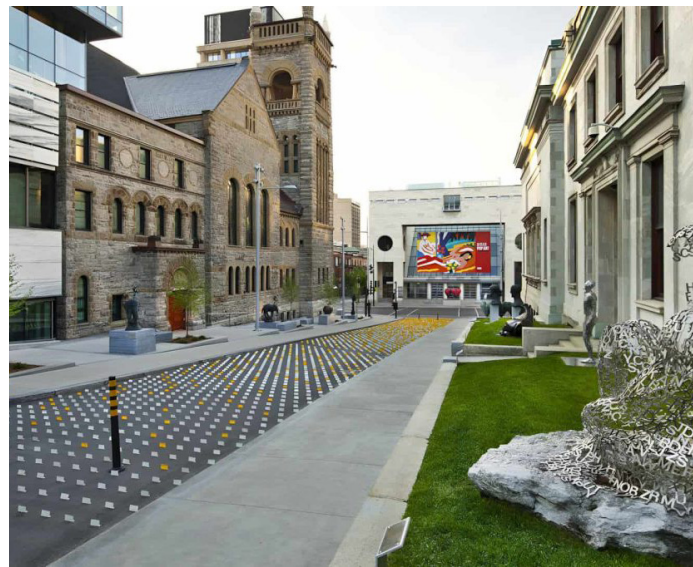
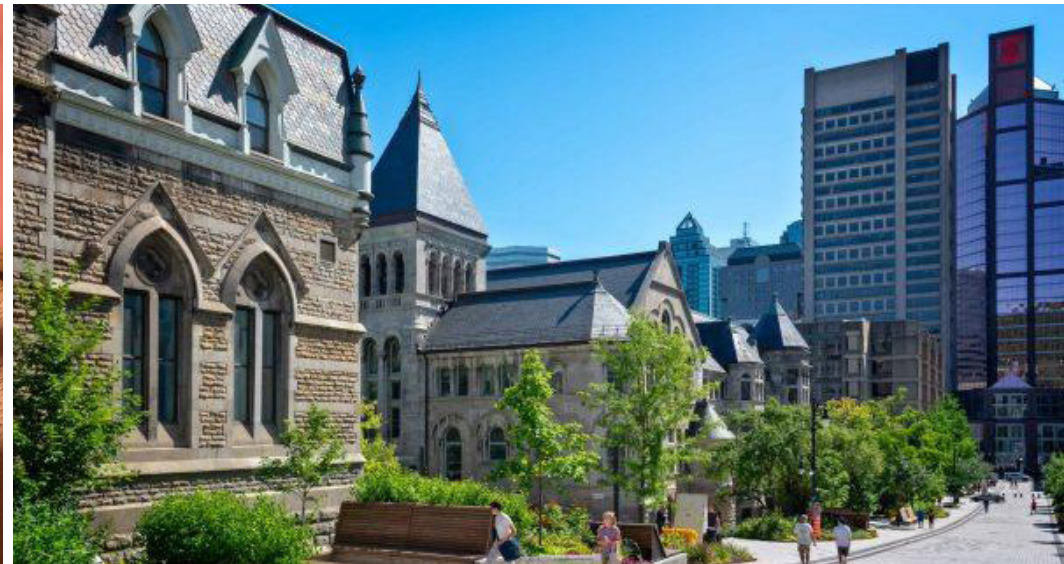
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GOLDEN SQUARE MILE

Recognized as one of Montréal's most prestigious districts, the Golden Square Mile offers a unique combination of historic character, institutional prominence, and urban convenience. Ideally positioned between Downtown Montréal and Mount Royal, the area benefits from proximity to leading universities, cultural landmarks, luxury hospitality, and a thriving professional community. Its exceptional location, accessibility, and long-standing reputation continue to make the Golden Square Mile one of Montréal's most sought-after destinations for ownership and investment.

Sources: <https://www.maisonbouludmenu.com/>; <https://www.goldenmontreal.ca/>; <https://www.mtl.org/en/experience/golden-square-mile>; <https://www.mbam.qc.ca/>



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LOCATION OVERVIEW



Population (2025)
560,806



Daytime Population
970,392



Median Age
37.1



Households (2023)
283,819



Average Income
\$93,894



Per Capita Income
\$47,519

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