

1184-1190 Crescent Street | 1190 Mackay Street, Montreal, QC

# Prime Commercial Condos

## Five Exclusive Opportunities

**FOR SALE**

Discover a unique opportunity to own premium commercial condo units at two highly coveted addresses in the heart of Montreal's bustling downtown core. At 1184-1190 Crescent Street, we offer three exceptional units for sale, while 1190 Mackay Street features two additional units, each ready to be tailored to your vision.

Crescent and Mackay Streets are renowned as sought-after destinations for retailers and businesses, offering a constant flow of potential customers. The area's vibrant mix of culture, commerce, and community ensures that your business will be at the center of activity, attracting attention and driving success.

Seize this rare chance to invest in a location that perfectly balances convenience, visibility, and the vibrant energy of downtown Montreal.

**Joe Rullier\***

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Commercial Real Estate Broker  
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\*Joe Rullier Inc.



# Overview of Properties

	1184-1190 CRESCENT STREET		
	Suite 102	Suite 103	Suite 104
Lot Number (Exclusive)	6 537 144	6 537 143	6 537 142
Lot Number (Common)	6 381 397	6 381 397	6 381 397
Land Area	137 SF	165 SF	246 SF
Year Built	2020	2020	2020
Floor Area	743 SF	894 SF	1342 SF
<b>Municipal Evaluation 2023-2025</b>			
Land	\$76,300	\$91,700	\$137,000
Building	\$443,600	\$534,400	\$802,600
Total	\$519,900	\$626,100	\$939,600
School Taxes (2023-2024)		\$1,881.98	
Municipal Taxes (2024)		\$61,623.46	

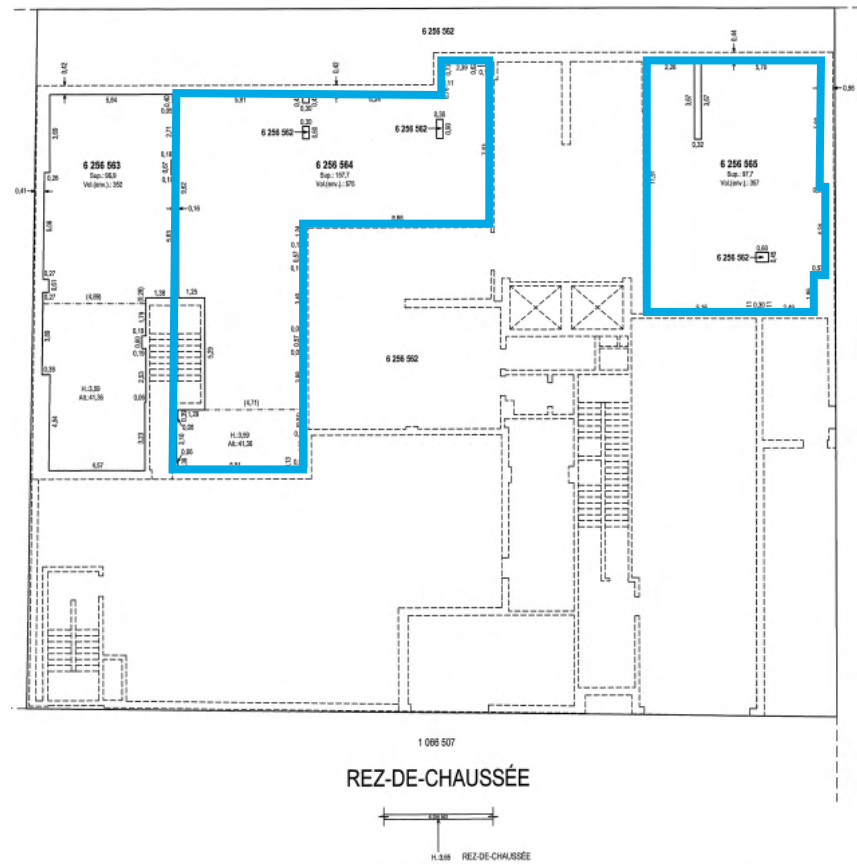
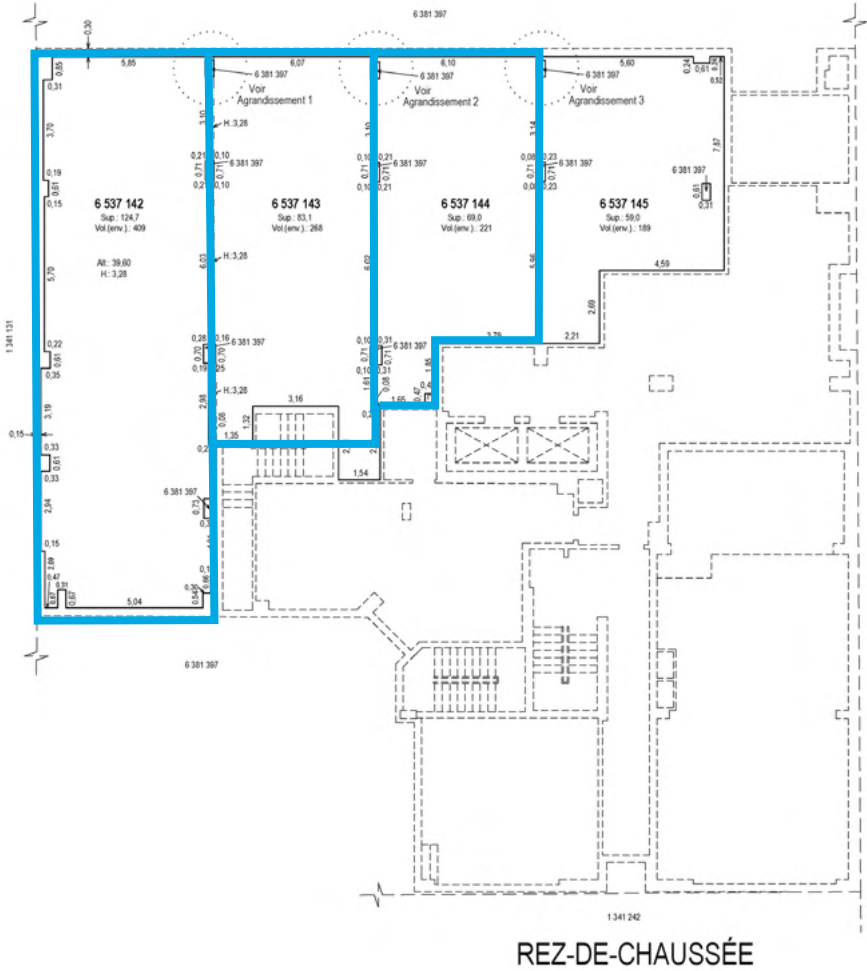
	1190 MACKAY STREET	
	Suite 101	Suite 102
Lot Number (Exclusive)	6 256 565	6 256 564
Lot Number (Common)	6256562, 6256732	6256562, 6256732
Land Area	185 SF	298 SF
Year Built	-	-
Floor Area	1,052 SF	1,697 SF
<b>Municipal Evaluation 2023-2025</b>		
Land	\$111,600	\$180,200
Building	\$541,900	\$747,800
Total	\$653,500	\$928,000
School Taxes (2023-2024)	-	-
Municipal Taxes (2024)	\$14,603.02	\$23,364.83



# Typical Floor Plan

1184-1190 CRESCENT STREET

1190 MACKAY STREET



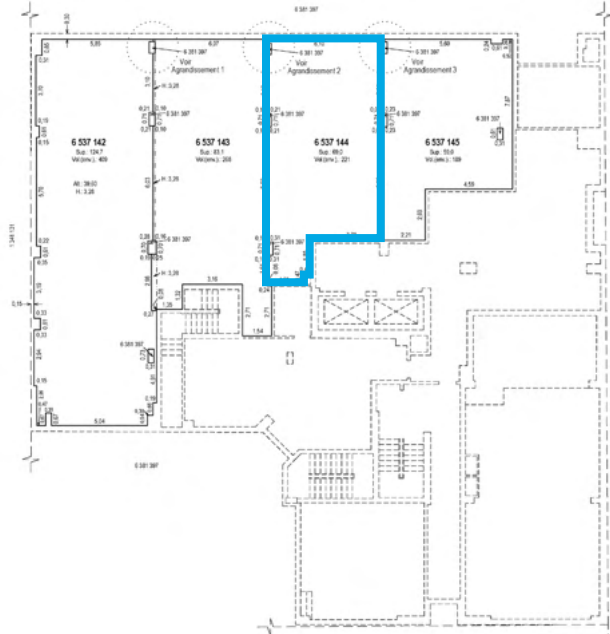
# Suite 102

1184-1190 Crescent Street

## Details

Property area	745 SF
Property type	Commercial
Lot number	6 537 144

Asking Price  
**\$500,000**



# Suite 103

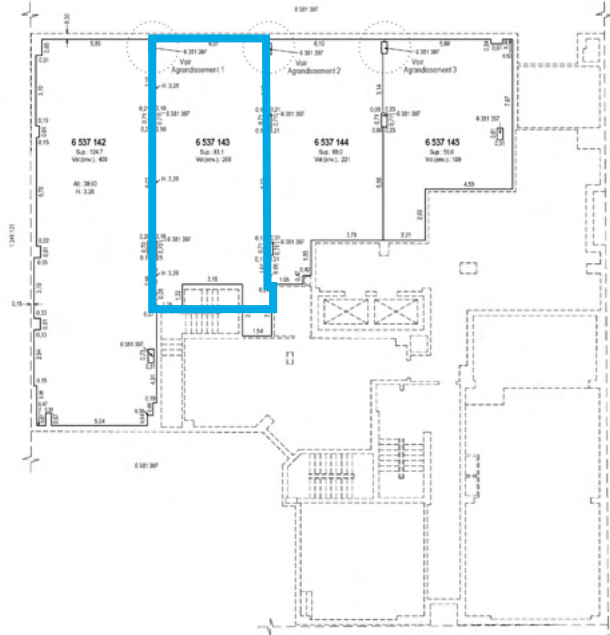
1184-1190 Crescent Street

## Details

Property area	932 SF
Property type	Commercial
Lot number	6 537 143

Asking Price

**\$610,000**



# Suite 104

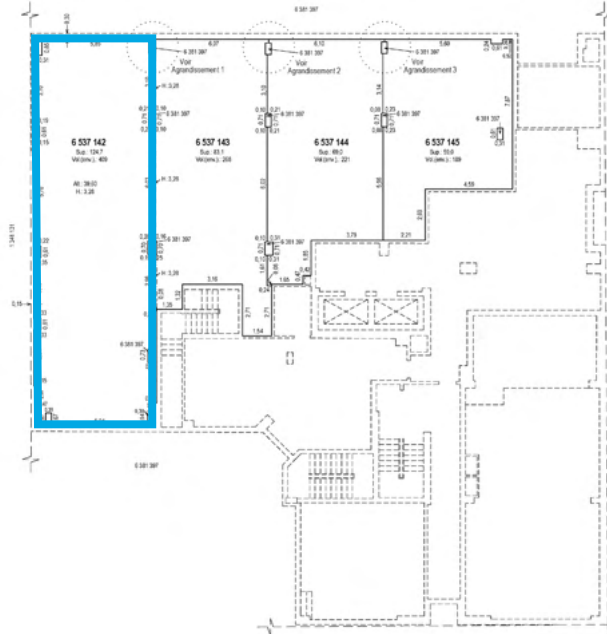
1184-1190 Crescent Street

## Details

Property area	1,467 SF
Property type	Commercial
Lot number	6 537 142

Asking Price

**\$1,000,000**



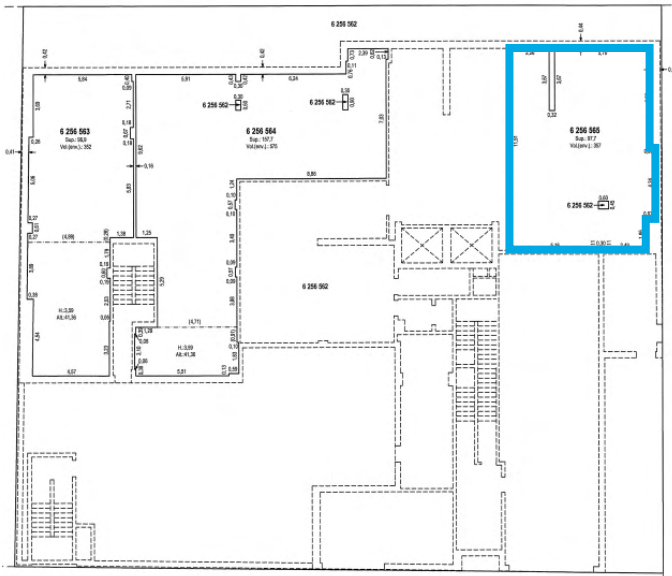
# Suite 101

1190 Mackay Street

## Details

Property area	1,176 SF
Property type	Commercial
Lot number	6 256 565

Asking Price  
**\$775,000**



# Suite 102

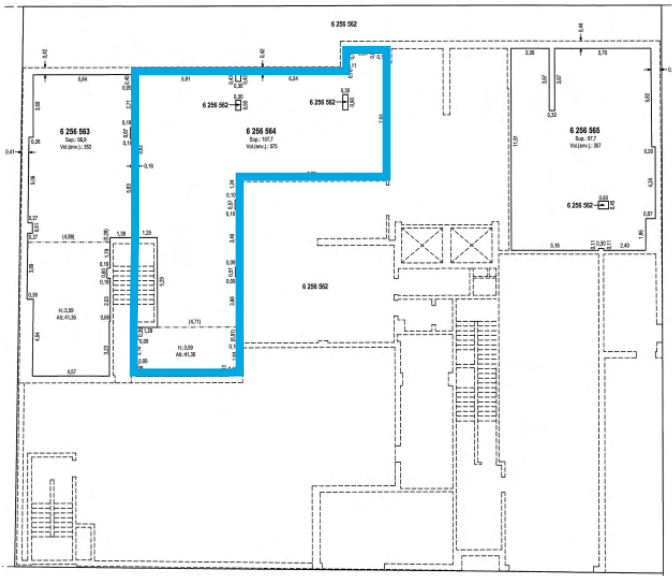
1190 Mackay Street

## Details

Property area	1,843 SF
Property type	Commercial
Lot number	6 256 564

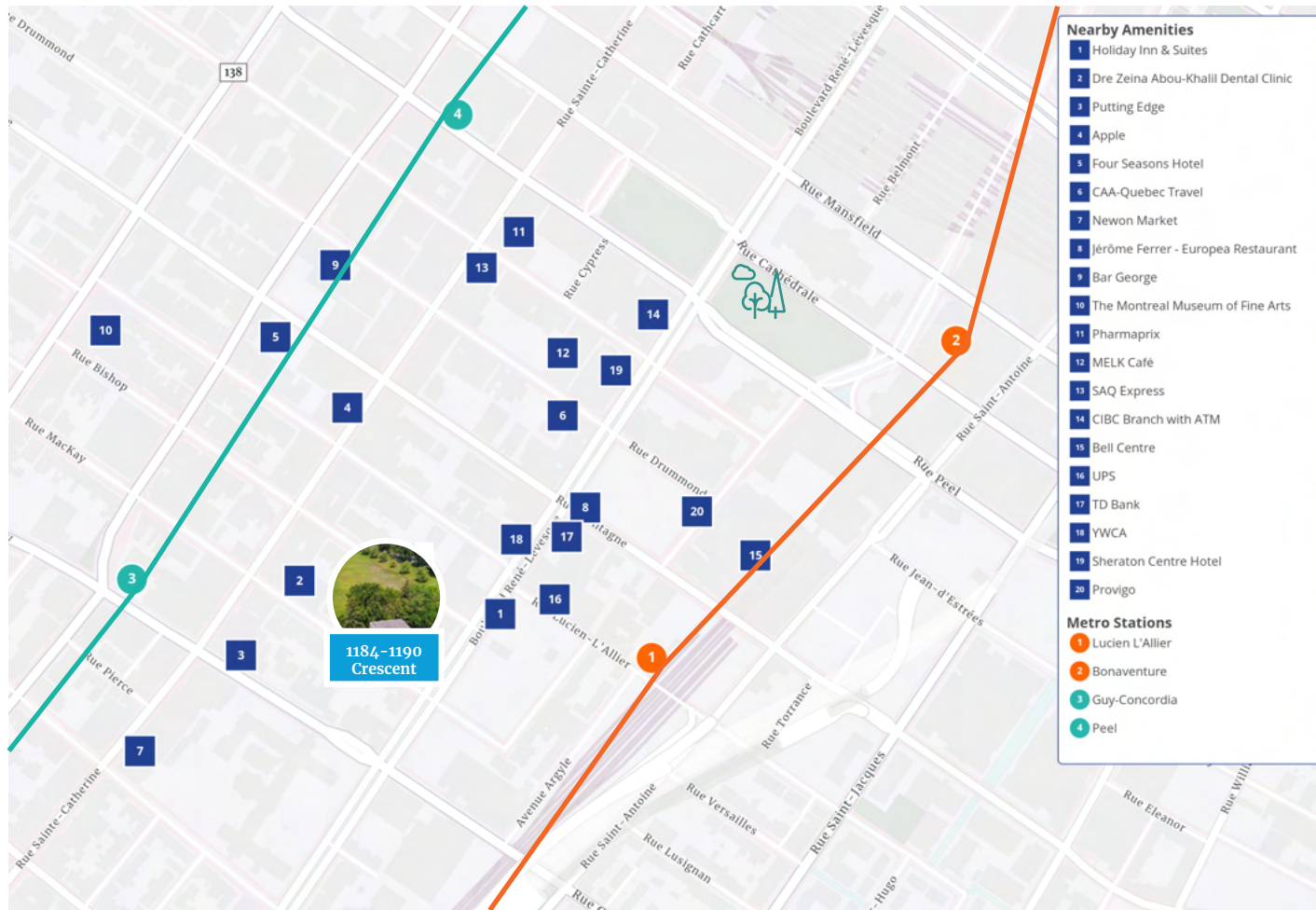
Asking Price

**\$1,250,000**





# Neighbourhood Roundup



Multiple bus lines on every 200-300 meters



Sought out area for retailers



Dedicated bike lanes & Closest BIXI Bike station 3 minutes away



Lucien L'Allier Metro (5-minute walk)  
Guy-Concordia Metro (8-minute walk)

## DEMOGRAPHICS | 2KM RADIUS



Average Household Income

\$105,756



Median Household Income

\$63,482



Labour Employment Rate

91.5%



Total Population

118,083



Average Age

34



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Montreal, QC

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