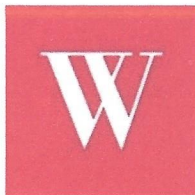

Report Title

PREPARED BY:



Winvestor Real Estate Inc.

1165 Greene Ave
Westmount, QC H3Z 2A2

Marc Melkonian

(514) 692-6333 (phone)
mmelko53@yahoo.ca



1455-1459 Rue Crescent

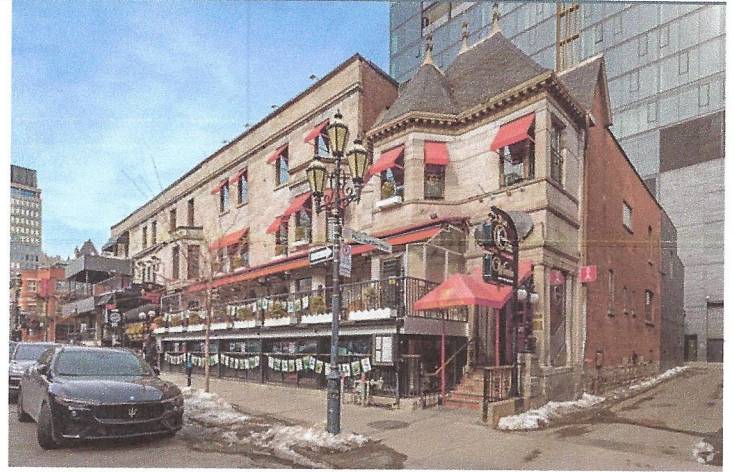
Montréal, QC H3G 2B2 (Montréal County) - Quartier central des affaires Submarket



Retail

Property Summary

GLA	15,564 SF <i>133,000 s.f.</i>
Built	1926
Tenancy	Single
Asking Rent	Withheld



Property Details

Land Area	0.11 AC (4,711 SF)	Building FAR	3.30
Zoning	M.8C	Parcel	1 341 063

Amenities

- Air Conditioning
- Banking
- Enclosed Mall

Transportation

Traffic Volume	79,000 on Autoroute Ville-Marie (2018); 104,000 on Rue Dominion (2018); 82,000 on Gazon (2018); 105,000 on Avenue Atwater (2018); 135,000 on Rue Saint-Antoine Ouest (2018); 141,000 on Riverview Avenue (2018); 108,000 on Autoroute Ville Marie (2018); 37,000 on Rue des Merisiers (2018); 43,000 on Ave Ln++?-pine (2018)	
Transit/Subway	Station Guy-Concordia 1	4 min walk
	Station Peel 1	5 min walk
	Station Lucien-L'allier 2	7 min walk
	Station McGill 1	10 min walk
	Station Bonaventure 2	12 min walk
Airport	Montréal-Pierre Elliott Trudeau International	22 min drive
Walk Score ®	Walker's Paradise (100)	
Transit Score ®	Rider's Paradise (96)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sir Winston Churchill Pub Complex	1-3	15,564	250	Jun 1967	-

Showing 1 of 1 Tenants





1455-1459 Rue Crescent

Montréal, QC H3G 2B2 (Montréal County) - Quartier central des affaires Submarket



Retail

Contact Details

Recorded Owner

CAVE DON JUAN INC

1459 Rue Crescent
Montréal, QC H3G 2B2 CAN

True Owner

Chris-Ann Nakis

27 Av Courcellette
Outremont, QC H2V 3A5 CAN

Market Conditions

Vacancy Rates			Submarket Leasing Activity		
	Current	YOY Change		Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	146,917 SF	↑ 9.1%
Submarket 2-4 Star	-	-	Months on Market	7.5	↓ -2.3 mo
Market Overall	-	-			

Market Asking Rent Per Area			Submarket Sales Activity	
	Current	YOY Change		Prev Year
Subject Property	\$61.95/SF	↓ -3.6%	12 Month Sales Volume	-
Submarket 2-4 Star	-	-	Market Sale Price Per Area	-
Market Overall	-	-		





Demographic Summary Report

1455-1459 Crescent Rue, Montréal, QC H3G 2B2

Building Type: **General Retail**

Total Available: **0 SF**

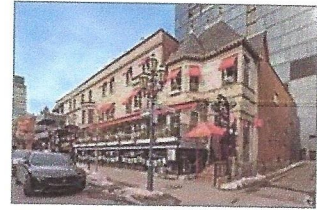
Secondary: **Fast Food**

% Leased: **100%**

GLA: **15,564 SF**

Rent/SF/Yr: **-**

Year Built: **1926**



Radius	2 km		3 km		5 km	
Population						
2023	104,898		197,987		541,255	
2028	113,542		213,240		580,629	
2033	119,305		224,442		612,762	
Growth 2023 - 2028	8.24%		7.70%		7.27%	
Growth 2023 - 2033	13.73%		13.36%		13.21%	
2023 Population by Occupation	53,423		105,998		295,798	
Art, Culture, Recreation, Sport	4,069	7.62%	9,787	9.23%	27,835	9.41%
Business, Finance, Administrative	10,084	18.88%	18,908	17.84%	50,314	17.01%
Health	3,033	5.68%	6,388	6.03%	18,150	6.14%
Management	8,041	15.05%	15,101	14.25%	35,340	11.95%
Natural & Applied Sciences	6,940	12.99%	12,460	11.75%	31,655	10.70%
Primary Industry	81	0.15%	207	0.20%	884	0.30%
Processing, Manufacturing, Utilities	436	0.82%	1,196	1.13%	6,491	2.19%
Sales & Service	11,062	20.71%	22,260	21.00%	66,619	22.52%
Social Sci, Educ, Govmt, Religion	8,428	15.78%	16,637	15.70%	46,149	15.60%
Trades, Transport, Equip Oper	1,249	2.34%	3,054	2.88%	12,361	4.18%
Households						
2023	60,205		108,127		275,887	
2028	66,223		118,377		300,701	
2033	69,978		125,341		319,337	
Growth 2023 - 2028	10.00%		9.48%		8.99%	
Growth 2023 - 2033	1.62%		1.59%		1.58%	
2023 Households by HH Income	60,205		108,127		275,887	
Income: <\$40,000	27,275	45.30%	44,848	41.48%	109,222	39.59%
Income: \$40,000 - \$60,000	8,487	14.10%	16,054	14.85%	46,248	16.76%
\$60,000 - \$80,000	6,159	10.23%	12,066	11.16%	34,125	12.37%
\$80,000 - \$100,000	4,754	7.90%	9,169	8.48%	25,203	9.14%
\$100,000 - \$150,000	5,604	9.31%	11,085	10.25%	29,382	10.65%
\$150,000 - \$200,000	2,611	4.34%	5,051	4.67%	12,848	4.66%
\$200,000+	5,315	8.83%	9,855	9.11%	18,861	6.84%
2023 Average Household Income	\$97,459		\$107,595		\$94,219	
2023 Median Household Income	\$45,725		\$49,983		\$51,063	
2023 Per Capita Income	\$55,935		\$58,761		\$48,025	



Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
1455-1459 Crescent Rue Montréal, QC H3G 2B2	1926	3.31	0 SF	15,564	100%	Not For Sale
-						

