



1175

Place du Frère André
Montréal, QC

FOR SALE

Maison William-Dow,
an unmatched blend of history and luxury



Timeless Elegance in the Heart of Downtown Montreal

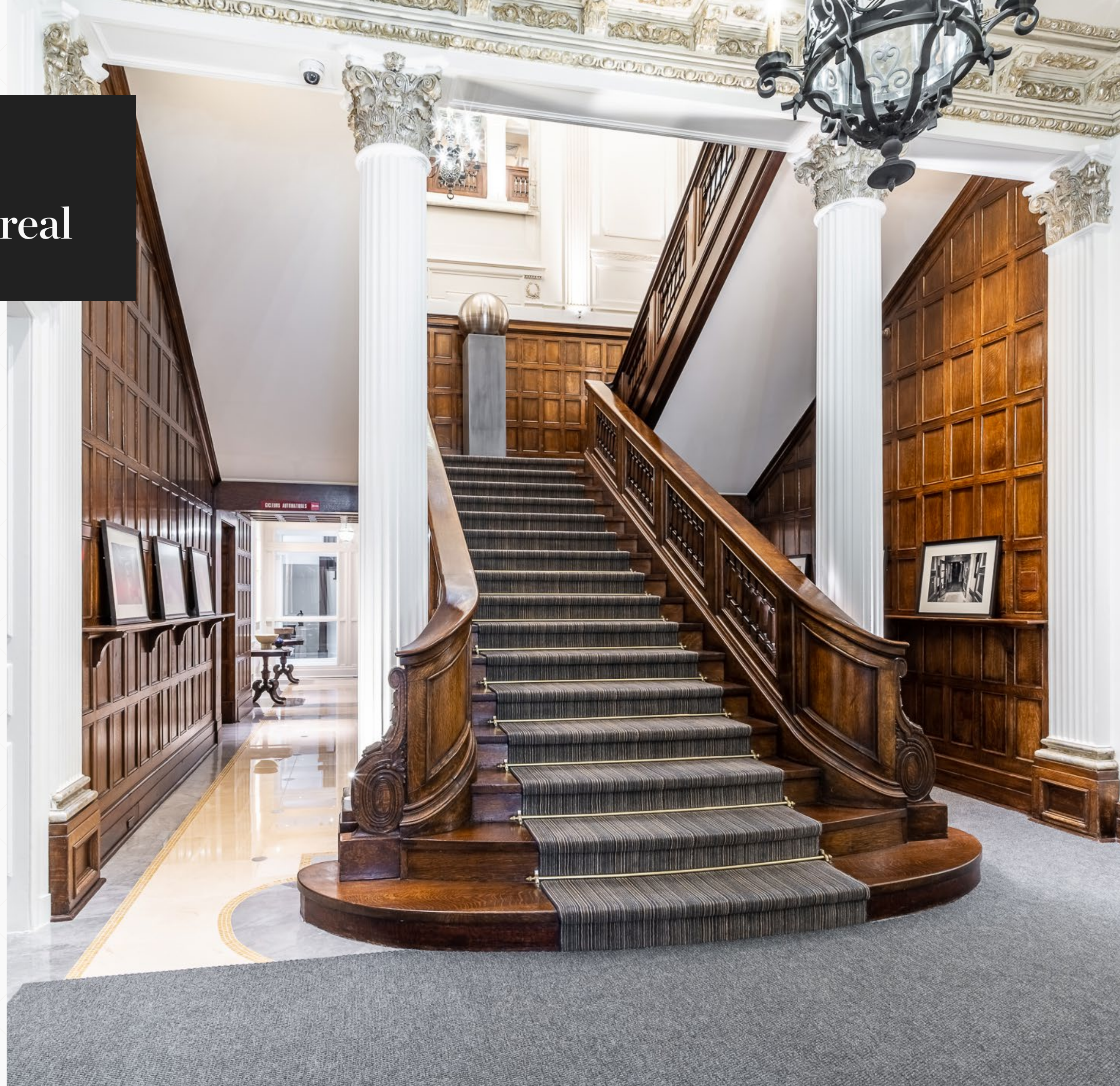
Step into history and luxury with **Maison William-Dow**, a rare and prestigious 19th-century mansion, perfectly suited for a **high-end flagship boutique**.

Situated in one of Montreal's most historic and sought-after neighborhoods, this architectural masterpiece offers an unparalleled setting for a brand looking to create an **iconic retail experience**.

ARCHITECTURAL GRANDEUR: THE ULTIMATE LUXURY EXPERIENCE

This historic mansion boasts **stunning Victorian-era architecture**, with:

- ✦ **High ceilings** and grand rooms, perfect for luxury product displays
- ✦ **Ornate woodwork, fireplaces, and intricate detailing**, adding an old-world charm to a modern retail concept
- ✦ **Expansive windows and elegant facades**, offering curb appeal that stops pedestrians in their tracks





Property Information

Year Built	1861
Building Area (sf)	28,796
Land Area (sf)	17,867
Municipal Taxes (2026)	\$274,769
School Taxes (2026)	\$7,627
Availability (days)	90



Municipal Valuation (2024)

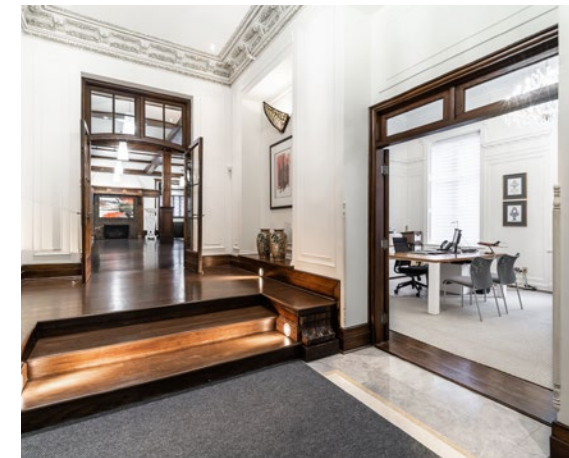
Land	\$7,498,600
Building	\$1,581,900
Total	\$9,080,500



Sale Information

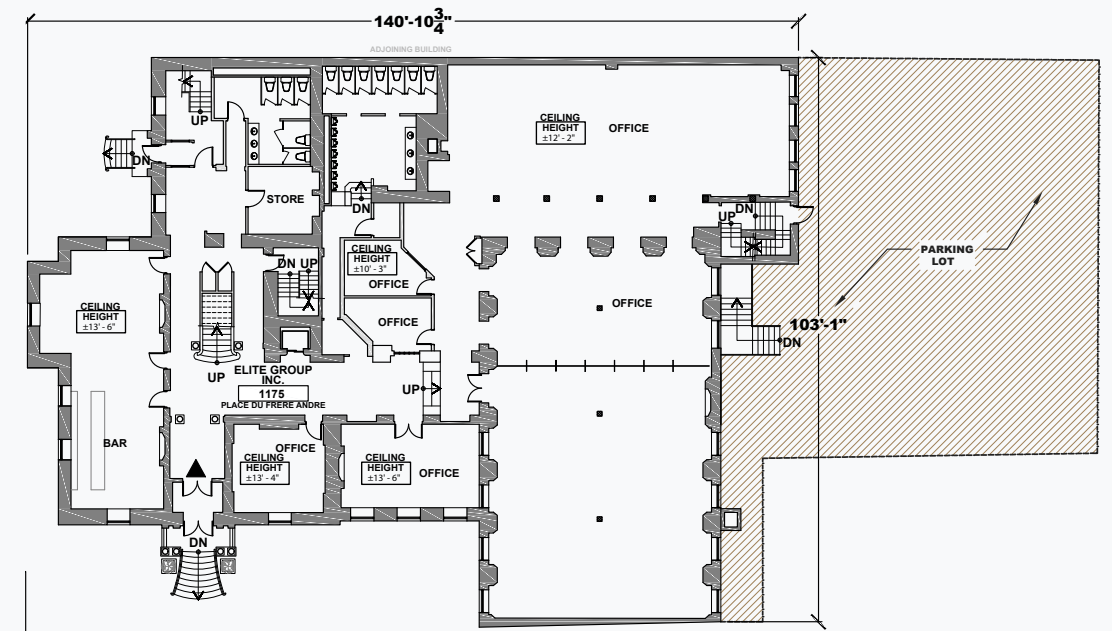
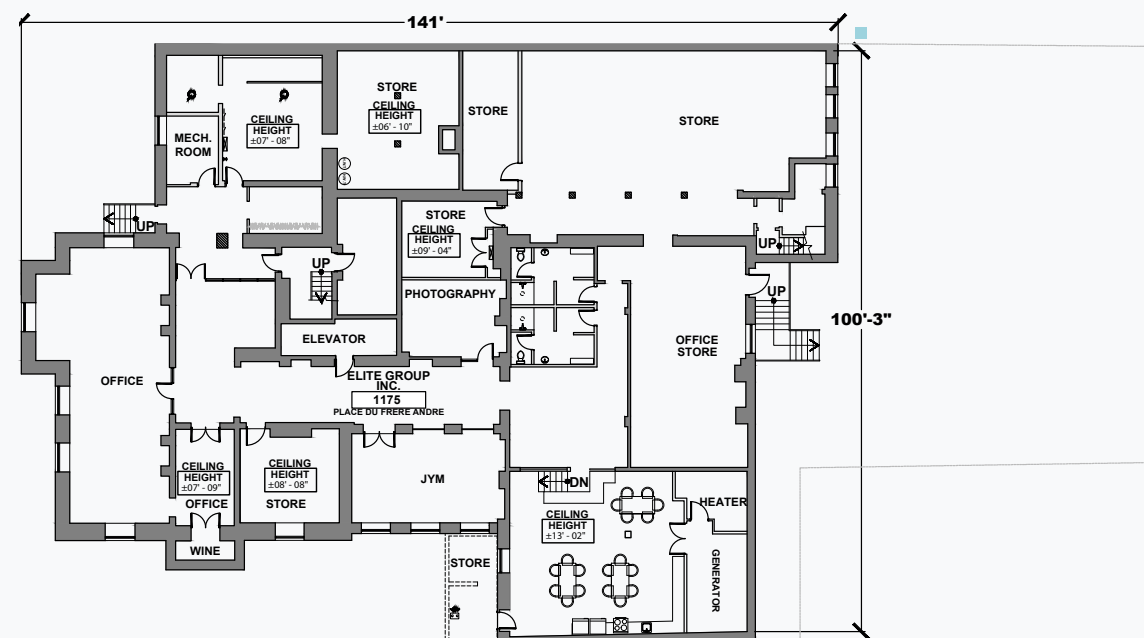
Asking Price	Please Contact
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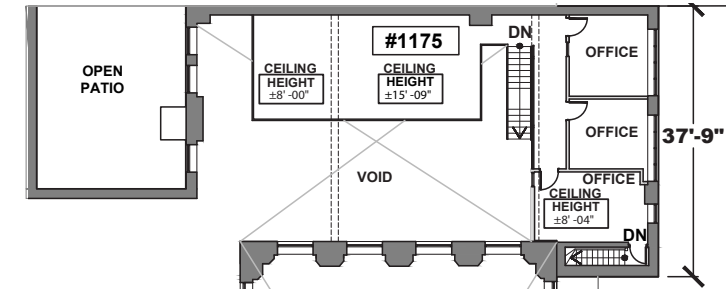
Basement ///
10,482 sf

Groundfloor ///
11,295 sf

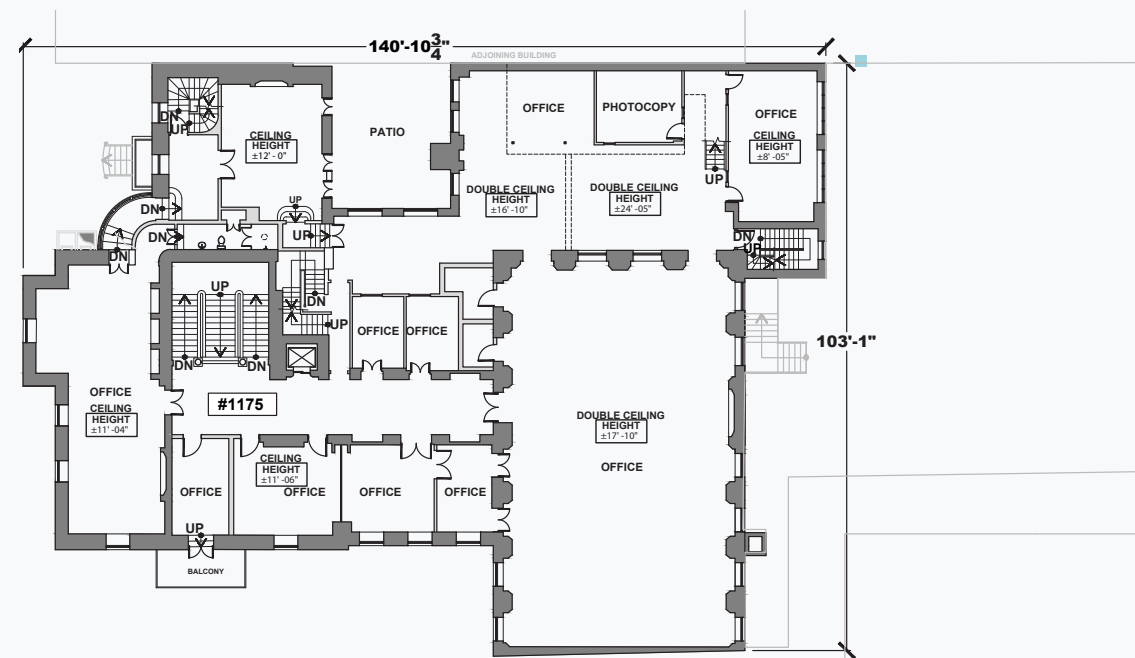




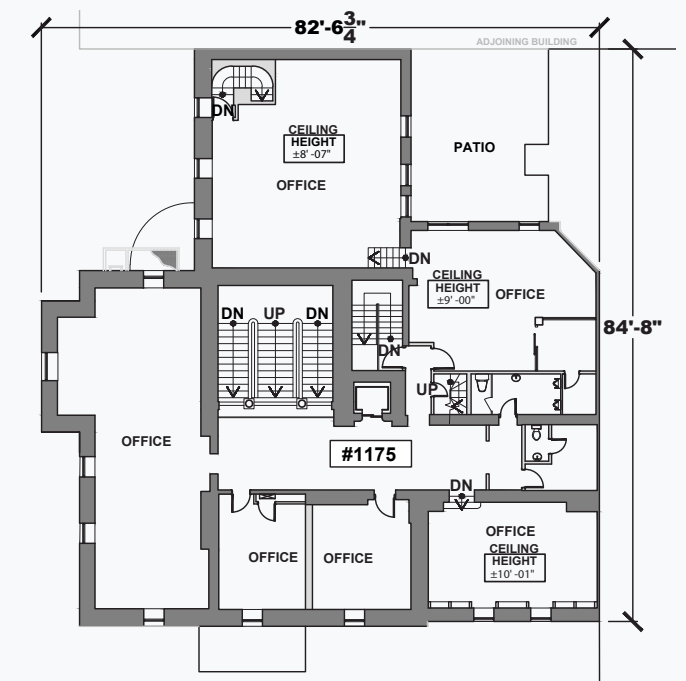
Mezzanine /// 1,245 sf



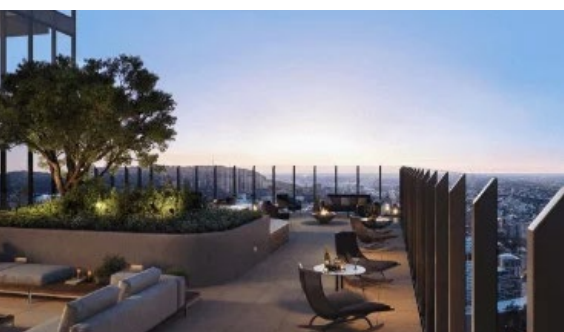
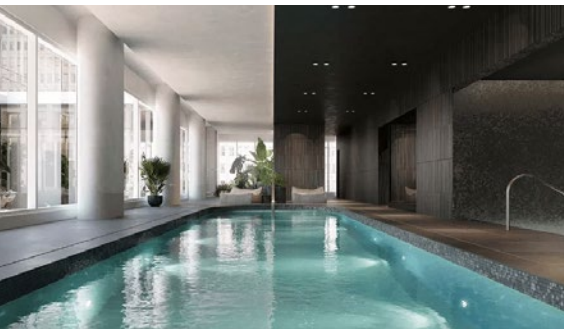
2nd Floor /// 10,861 sf



3rd Floor /// 5,365 sf



Enhancing the Neighborhood



1 SQUARE PHILLIPS - PHASE 2

✧ A Signature Development in Montréal –

A prestigious new residential development in downtown Montréal, adding to the vibrancy of the area.

✧ Refined Urban Living –

A 21-storey tower with 441 units, landscaped courtyard by Claude Cormier, and rooftop terrace with stunning city views.

✧ Contributing to a Vibrant Community –

This development contributes to the area's dynamic growth, offering modern living in a prime location. Expected delivery in 2025.

1 SQUARE PHILLIPS - PHASE 1

✧ A Landmark Addition –

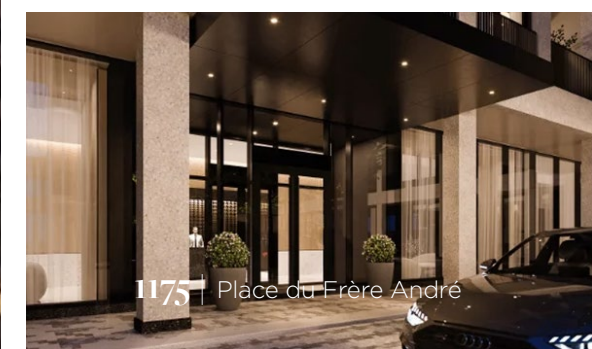
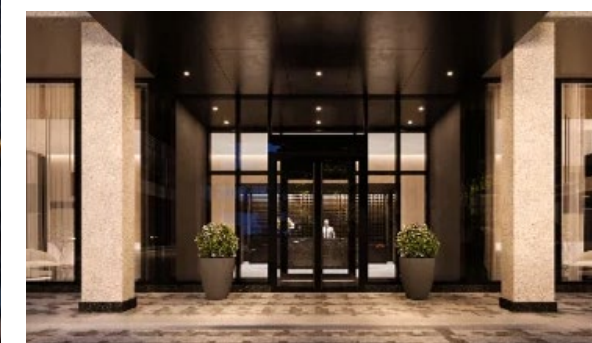
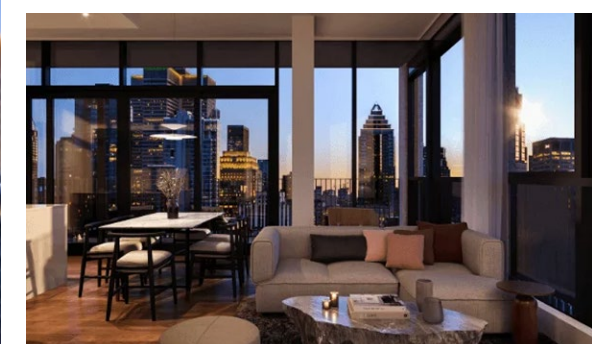
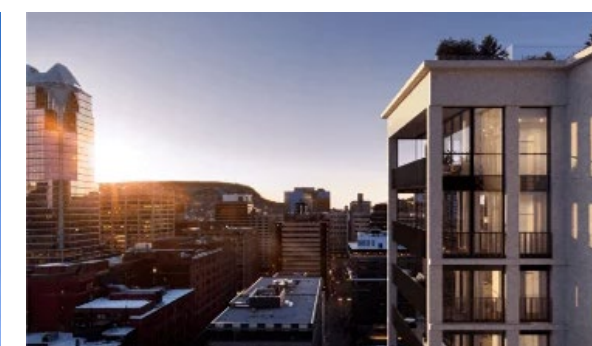
Montréal's tallest residential tower at 61 storeys, offering a range of high-end living spaces, from studios to luxury penthouses.

✧ Exceptional Amenities –

Residents enjoy a private community, landscaped courtyard, co-working and cinema rooms, and a 12,000 SF wellness center with a gym, pool, and sauna.

✧ Elevated Living –

A 6,000 sq. ft. Sky Lounge and 4,000 SF terrace on the 50th floor provide breathtaking panoramic views.



PHILLIPS SQUARE:
A LANDMARK TRANSFORMED

- ✦ **More Green Space** – Square Phillips has expanded by 35%, with triple the trees and double the green space.
- ✦ **Modern Upgrades** – New seating, water jets, granite paving, LED lighting, and free Wi-Fi enhance the space.
- ✦ **Heritage Restored** – The \$50M project preserves historic elements, including the Edward VII statue.



PLACE DU FRÈRE-ANDRÉ

- ✦ Place du Frère-André is currently undergoing renovations to expand and enhance this public space.



Strategically
located
in the heart of

Downtown Montreal

RESTAURANTS

1. Toqué!
2. Restaurant Jérôme Ferrer
3. Garde Manger
4. Monarque
5. BOUILLON BILK
6. Bar George
7. Henri Brasserie Française
8. Jatoba
9. Siam Centre-Ville
10. Moishes
11. Gibbys
12. Le Cathcart
13. Hiatus Restaurant et Bar
14. Nora Gray
15. Dorsia
16. Romies

CAFÉS

1. Ferreira Café
2. Crew Collective & Café
3. Café Olimpico
4. Amea Café
5. Café Bazin

LANDMARKS & SPA

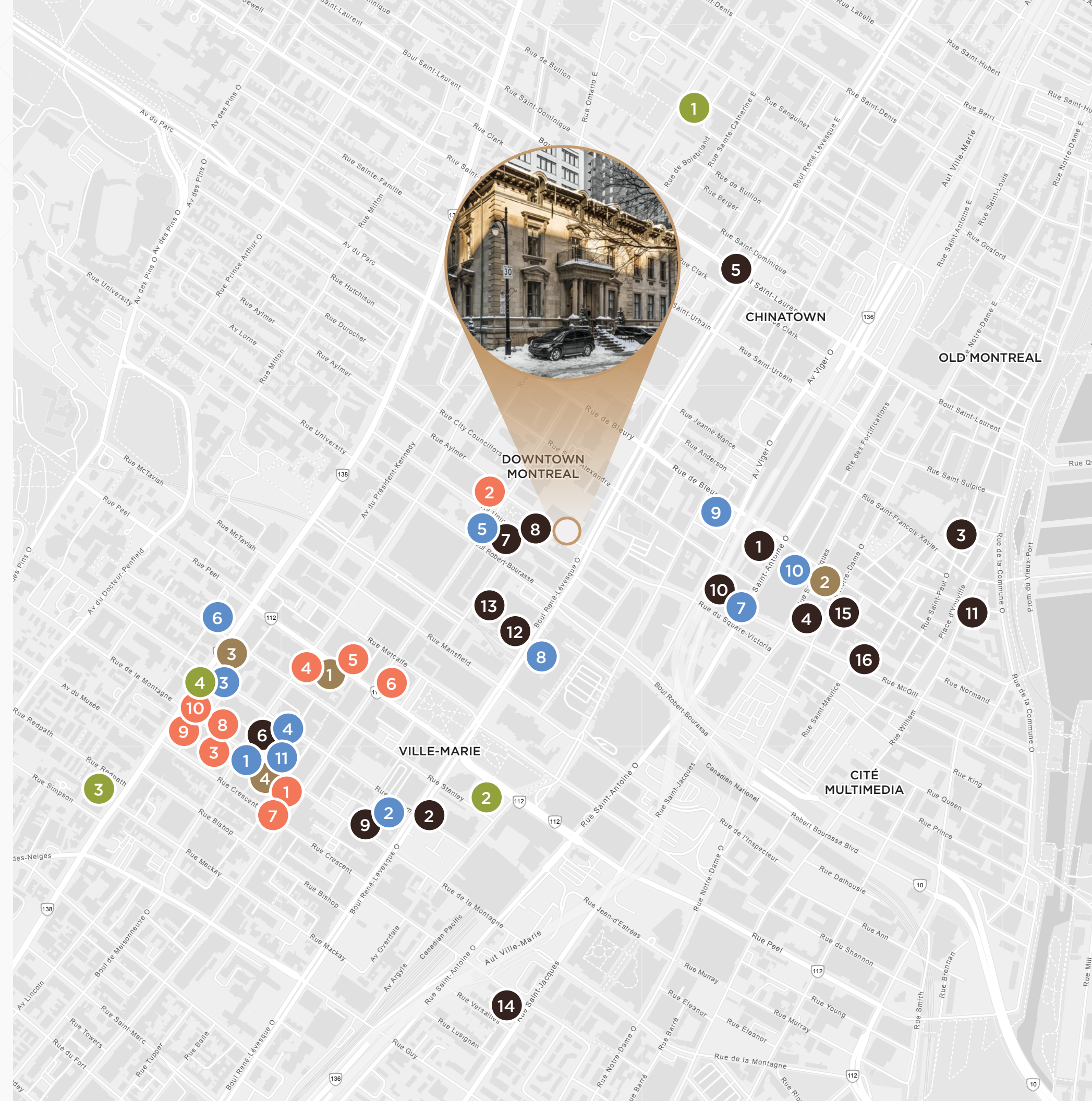
1. Quartier des Spectacles
2. Centre Bell
3. Galerie de Bellefeuille
4. SPA ST. JAMES

HOTELS

1. Four Seasons Hotel Montreal
2. Warwick Le Crystal
3. The Ritz-Carlton Montreal
4. Le Mount Stephen
5. Hotel Birks Montreal
6. Sofitel Montreal Golden Mile
7. W Montreal
8. Fairmont The Queen Elizabeth
9. Humaniti Hotel Montreal
10. InterContinental Montreal
11. Vogue Hotel Montreal

RETAILS

1. Holt Renfrew Ogilvy
2. Hudson's Bay
3. Chateau D'Ivoire
4. Montblanc Boutique Montréal
5. Harry Rosen
6. Canada Goose Montreal
7. Apple Sainte-Catherine
8. Christofle
9. Suitsupply Montreal
10. Tiffany & Co



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