



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 2020. 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.

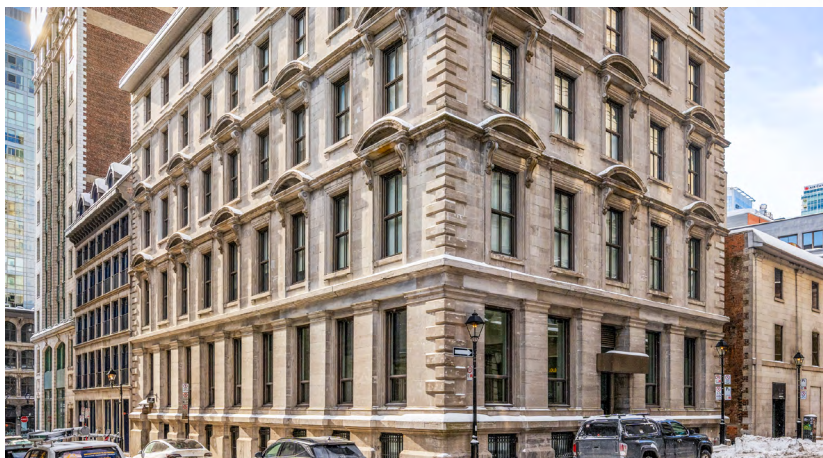
The property features 36 apartment-hotel units and a ground-floor commercial space with dedicated street access. A master lease with Sonder guarantees a stable, long-term income stream, making it a prime investment opportunity in Old Montreal's booming hospitality market.

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.

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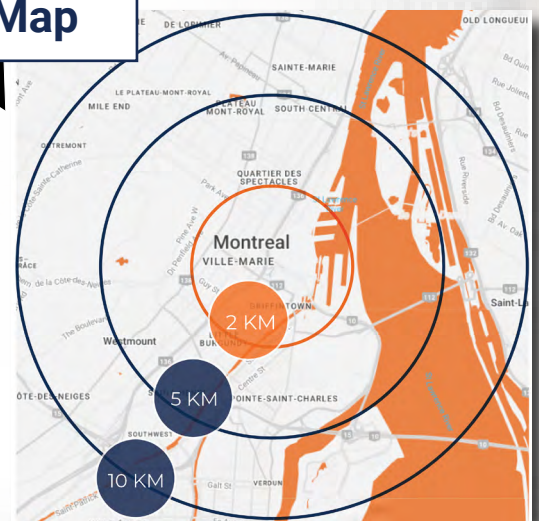
Location Overview



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





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