

## Commercial building/Office for sale - Montréal (Le Plateau-Mont-Royal)

**\$2,250,000**

Listing broker: Félix Vallières - Engel &amp; Völkers • # 25584781



### Description

REDEVELOPMENT OPPORTUNITY -- NO LEASES Semi-commercial triplex with steel framing, ideal for residential conversion (city is favorable). Main floor offers 2,500 sq.ft. with 12 ft ceilings, fully open space + 1,750 sq.ft. basement with washrooms and extensive storage. Two charming 6½ units on the second floor. All units will be delivered vacant. Strategic location near metro, bus, schools, parks, and services -- perfect for investors or developers.

### Real Estate Broker and Advisor



#### Félix Vallières

Certified Residential and Commercial Real Estate Broker AEO (E1345)

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Real Estate Agency:

ENGEL & VÖLKERS MONTRÉAL (G7014)

Real Estate Shop □ SIEGE SOCIAL

## Characteristics

### Heating system

Hot water

### Water supply

Municipality

### Heating energy

Electricity

Natural gas

### Windows

Wood

PVC

### Kind of commerce

Other (Kenpo Karate Club)

### Proximity

Other (BIXI)

Highway

Réseau Express Métropolitain (REM)

Public transport

### Siding

Brick

### Basement

6 feet and over

Finished basement

### Sewage system

Municipal sewer

### Zoning

Commercial

Residential

## Land

### Land surface area

470.2 mc

### Near

rue Rachel

## Building

### Construction year

1930

### Total number of units

1

### Unit : 1

#### Number of rooms

6

#### Number of bedrooms

3

### Building Type

Detached

### Unit : 2

#### Number of rooms

6

#### Number of bedrooms

3

### Unit : 3

## Rooms

### Total number of units

1

## Inclusions & Exclusions

### Exclusions

Gas cooker at 3488. All the equipment and decorations of the Karate Club.

## Assessments & Expenses

### Assessments

**Building assessment**

\$697,200

**Evaluation of land**

\$893,400

**Assessment year**

2025

**Legal warranty**

Sale with exclusion(s) of legal warranty - See listing broker(s)

### Expenses

**Municipal Taxes - General spend**

**Year :** 2025

**Amount :** \$17,040

**Frequency :** Yearly

**School taxes - General spend**

**Year :** 2025

**Amount :** \$1,319

**Frequency :** Yearly

## Addenda

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### REDEVELOPMENT OPPORTUNITY -- NO LEASES IN PLACE

A rare semi-commercial triplex built on a steel structure, offering a solid foundation and exceptional potential for residential conversion. The City of Montreal has indicated a favourable stance toward such redevelopment, making this property an outstanding opportunity for a developer, investor, or an owner-occupant looking to optimize the asset.

### MAIN FLOOR + BASEMENT

The main floor offers approximately 2,500 sq.ft. with 12-ft ceilings. The layout is completely open--no pillars, no divisions, no interior doors--allowing full flexibility for reconfiguration or redevelopment.

The basement, with an additional 1,750 sq.ft., is also fully open and includes men's and women's washrooms, a former training/fitness area, and generous storage space. Combined, the two levels offer over 4,200 sq.ft. of highly adaptable space.

### SECOND FLOOR -- RESIDENTIAL UNITS

The upper level features two 6½ apartments with classic Montreal character. Both units are spacious, bright, and offer strong potential for modernization, rental optimization, or integration into a residential redevelopment plan.

All units -- commercial and residential -- will be delivered vacant, providing full flexibility for the buyer from day one.

### STRATEGIC LOCATION

The building benefits from excellent accessibility:

- \*Walking distance to Frontenac and Préfontaine metro stations
- \*Close to major bus routes and BIXI stations
- \*Quick access to highways and major arteries
- \*Near schools, parks, green spaces, cafés, local shops, restaurants, and essential services

The surrounding neighbourhood is undergoing steady transformation, increasing the long-term value and redevelopment appeal of properties like this one.

### AN OPPORTUNITY FOR DEVELOPERS & INVESTORS

With its steel framing, vacant occupancy, large volume, finished basement, and two spacious upper units, this building presents a versatile and high-potential asset. Ideal for:

- \*Residential conversion projects
- \*Rental optimization and repositioning
- \*Studio/workshop + residential mix
- \*Complete redevelopment to suit the buyer's vision

A strong, rare opportunity for anyone looking to develop, transform, or capitalize on a property with significant upside in a growing urban sector.

This property presents a great opportunity for both investors and owner-occupants looking to generate additional income.

The location is particularly convenient: close to bus stops, within walking distance of Frontenac and Préfontaine metro stations, BIXI stations, and several highways. It is also near schools, parks, green spaces, shops, restaurants, and more.

Photos









