



**Offices for sale or for lease**  
1111 Saint-Urbain Street  
Suites 204, 207, 212  
Montréal (Québec)

**AVISON  
YOUNG**





## Opportunity to acquire three office spaces benefiting from a prime location in downtown Montréal

# The opportunity

## EXECUTIVE SUMMARY

Avison Young is proud to present this opportunity to acquire three commercial condominiums converted into offices, ideally located in one of the most accessible neighborhoods in downtown Montréal. The three offices, which have a total non-contiguous area of 3,298 sf, can be sold together or separately.

1111 Saint-Urbain Street, also known as *Place du Quartier*, is located on the western edge of Chinatown in downtown Montréal. The property is home to a variety of businesses from various sectors, reflecting the neighborhood's diverse economic fabric, with a notable presence of players in the technology, professional, real estate, and specialized services sectors.

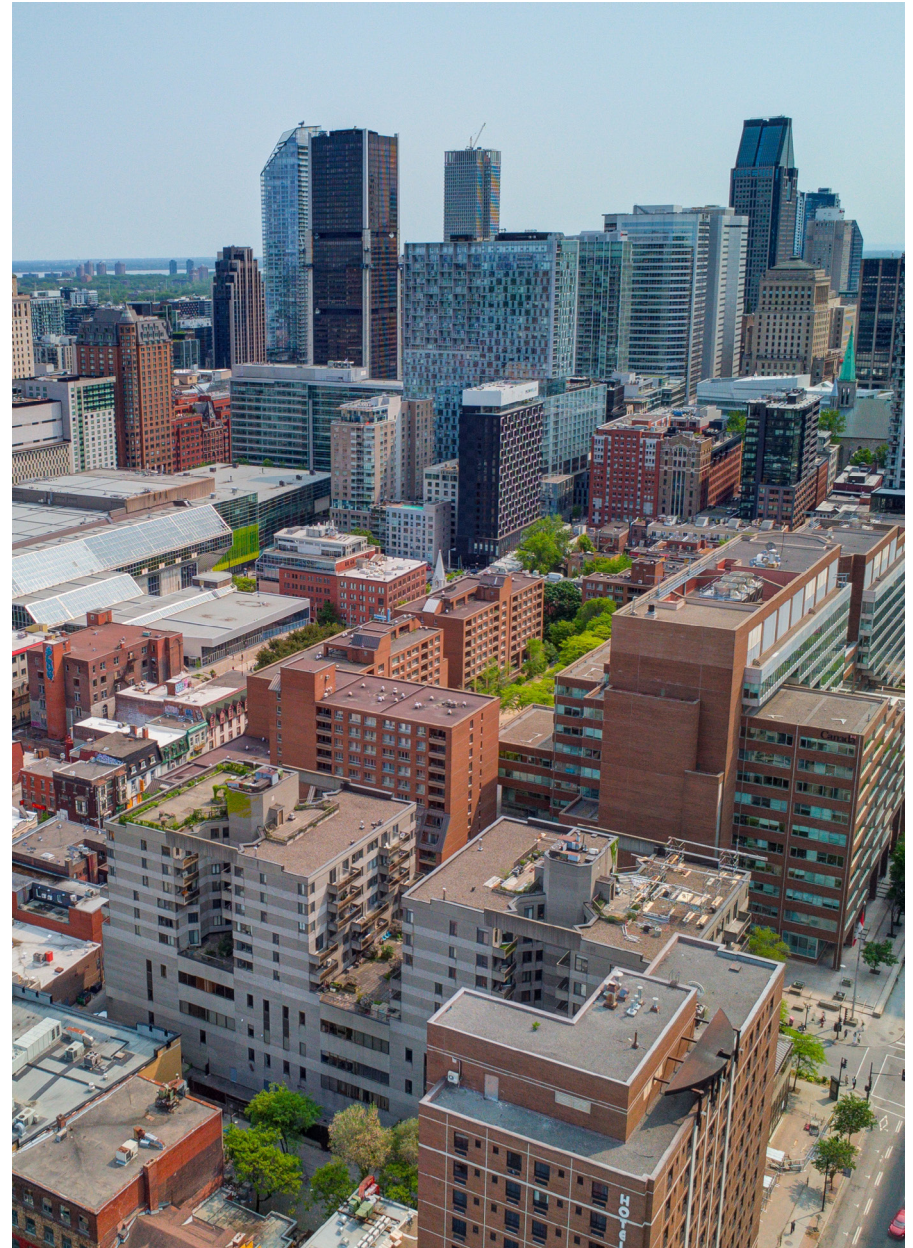
The property's proximity to the Saint-Laurent, Place-des-Arts (green line), and Place d'Armes (orange line) metro stations, as well as the Ville-Marie Expressway (136), provides unparalleled accessibility.

Click here  
for a virtual tour



# Property summary

<b>Civic address</b>	1111 Saint-Urbain Street, Montréal	
<b>Borough</b>	Ville-Marie	
<b>Property type</b>	Commercial condominiums in divided co-ownership - offices	
<b>Condominium areas</b>	873 sf (#204) 951 sf (#207) 1,474 sf (#212)	
<b>Year built</b>	1985	
<b>Legal designation</b>	<b>Exclusive lots:</b> 1 284 642 (#204), 1 284 645 (#207), 1 284 650 (#212), Cadastre of Québec <b>Common lots:</b> 1 284 621 (#204, #205 & #212), 1 284 622 & 1 284 623 (#207 & #212), Cadastre of Québec	
<b>SALE PRICE #204</b>	<b>\$414,675</b>	<b>\$475 psf</b>
<b>SALE PRICE #207</b>	<b>\$451,250</b>	<b>\$475 psf</b>
<b>SALE PRICE #212</b>	<b>\$737,000</b>	<b>\$500 psf</b>
<b>TOTAL SALE PRICE</b>	<b>\$1,602,925</b>	

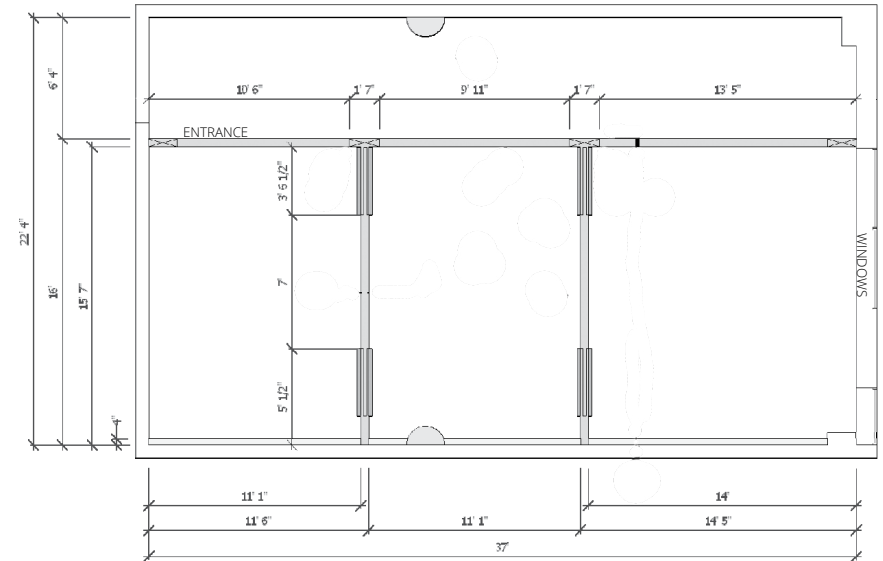




# Suite 204

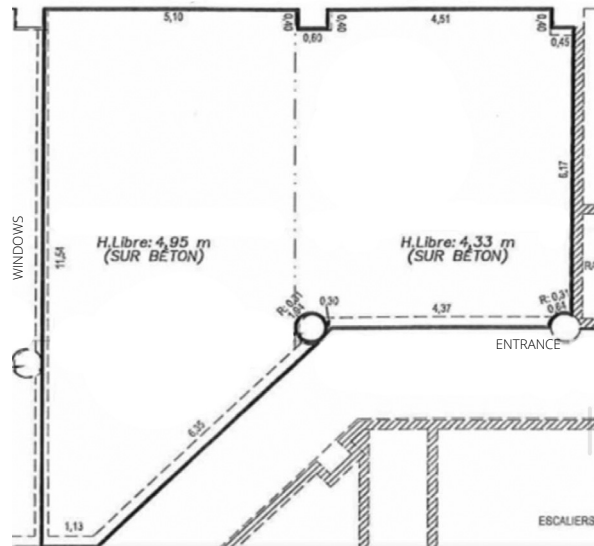
## CONDO PLAN

<b>SALE PRICE #204</b>	<b>\$414,675</b>	<b>\$475 psf</b>
<b>Legal designation</b>	Exclusive lot: 1 284 642, Cadastre of Québec	
<b>Year built</b>	1985, renovations 2018	
<b>Area</b>	873 square feet	
<b>Features</b>	<ul style="list-style-type: none"> <li>- Three closed offices;</li> <li>- Glass partitions;</li> <li>- LED lighting;</li> <li>- Epoxy concrete floor.</li> </ul>	





## CONDO PLAN



## Suite 207

### SALE PRICE #207

**\$451,250**

**\$475 psf**

### Legal designation

Exclusive lot:  
1 284 645, Cadastre of Québec

### Year built

1985, recent renovations

### Area

951 square feet

### Features

- Large open area that can be used as a cafeteria including a water point;
- Exposed ceiling, 13' clear height;
- Unobstructed view to the east and abundant natural light;
- Concrete or epoxy floor;
- Small storage room.

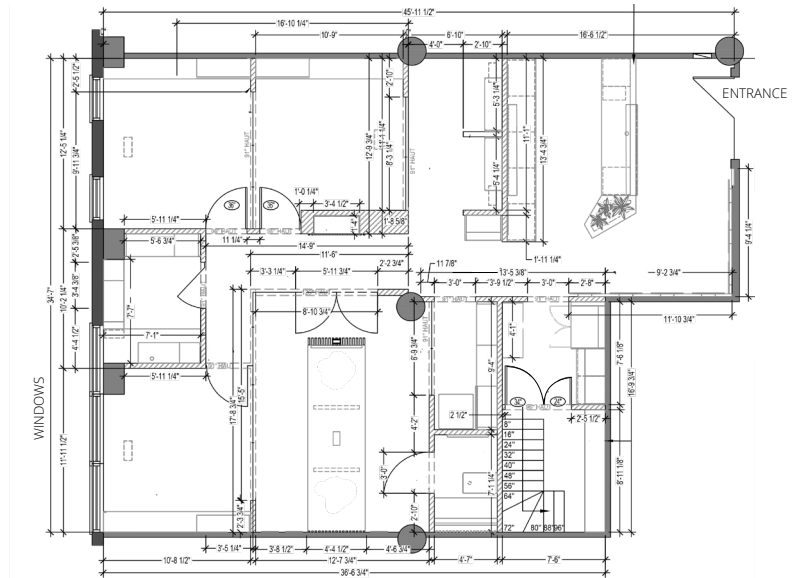




## Suite 212

## CONDO PLAN

<b>SALE PRICE #212</b>	<b>\$737,000</b>	\$500 psf
<b>Legal designation</b>	Exclusive lot: 1 284 650, Cadastre of Québec	
<b>Année de construction</b>	1985, renovations 2022	
<b>Area</b>	1,474 square feet	
<b>Features</b>	<ul style="list-style-type: none"><li>- Reception desk in integrated cabinetmaking;</li><li>- 3 large closed offices, 1 small office, a large conference room, server room, coffee corner;</li><li>- LED lighting;</li><li>- Polished concrete floor;</li><li>- Abundant natural light.</li></ul>	

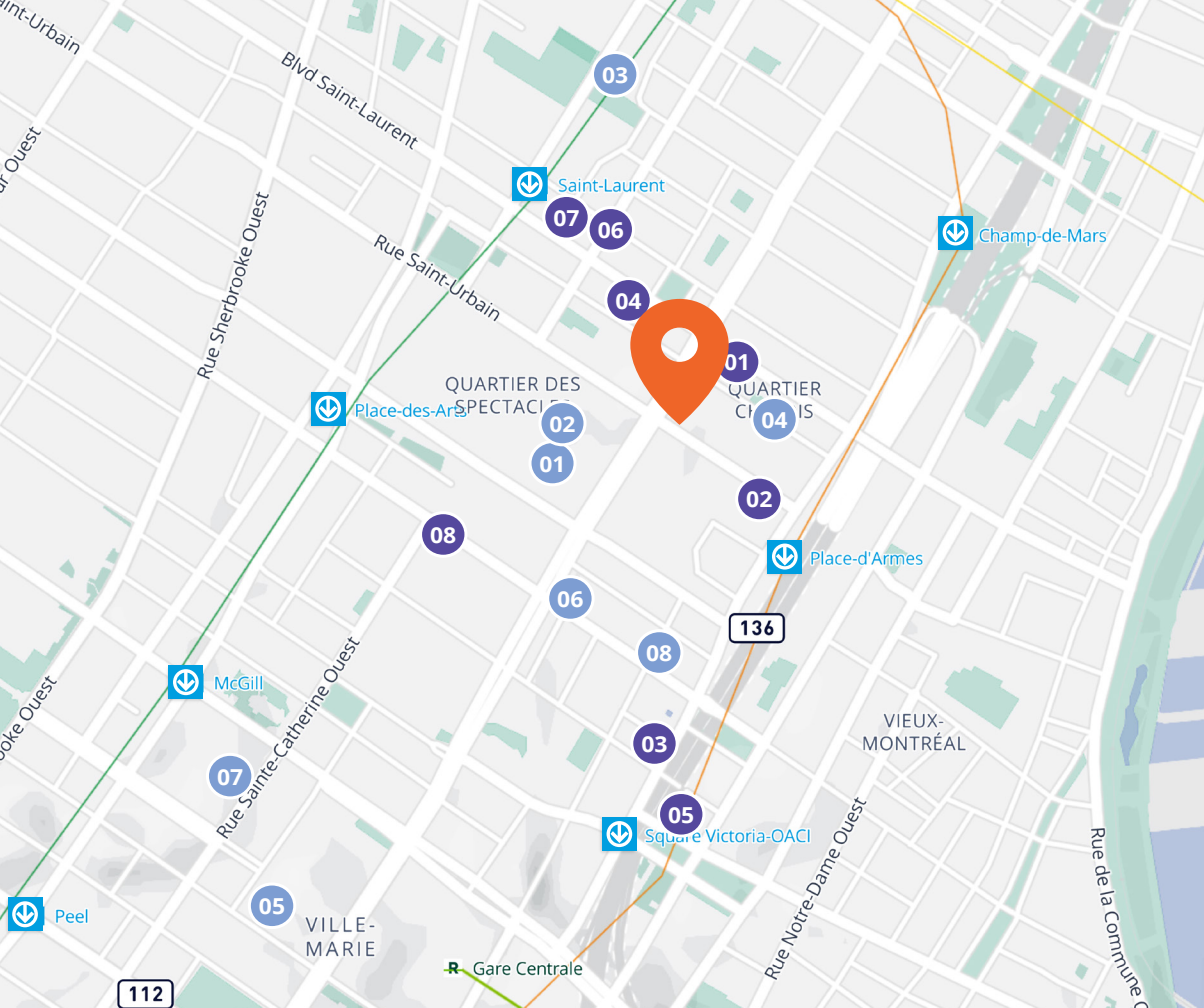




1111 Saint-Urbain Street  
Suite 212













**The property benefits from exceptional accessibility thanks to its proximity to the metro system and main road arteries**

## The area

### Public transit

 Place-d'Armes	3 minute walk
 Saint-Laurent	7 minute walk
 Place-des-Arts	9 minute walk
 Champ-de-Mars	10 minute walk
  Central station	15 minute walk

### Cafés and restaurants

01	La Capital Tacos
02	Fleurs et Cadeaux
03	Neo Tokyo Restaurant
04	Le Central
05	Moishes
06	Bouillon Bilk
07	Cadet
08	Nyk's Bistro Pub

### Shops and services

01	Double Tree Hotel by Hilton
02	Complexe Desjardins
03	Quartier des spectacles
04	Chinatown
05	Museum of Contemporary Art (MAC)
06	Courtyard Hotel by Marriott
07	Eaton Centre
08	Monville Hotel









# Municipal assessment and realty taxes

	Municipal assessment 2023-2025	Municipal taxes 2025	School tax 2024-2025 <sup>1</sup>
Condo #204	\$323,600	\$8,211.68	\$273.38
Condo #207	\$276,000	\$7,003.79	\$229.72
Condo #212	\$496,200	\$12,591.58	\$431.24
<b>Total</b>	<b>\$1,095,800</b>	<b>\$27,807.05</b>	<b>\$934.34</b>



# Zoning

Zone	Zone 0281 of the Urban Planning By-law (#01-282 as amended) of the borough of Ville-Marie
Permitted uses	M.6C: Mixed-use zone authorizing businesses and services in Chinatown, the Museum District and Old Montréal: commercial or industrial use is authorized at all levels.







## Contact us

For more information regarding this opportunity, please contact:

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