



EXCELLENT OPPORTUNITY | REDUCED PRICE

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.

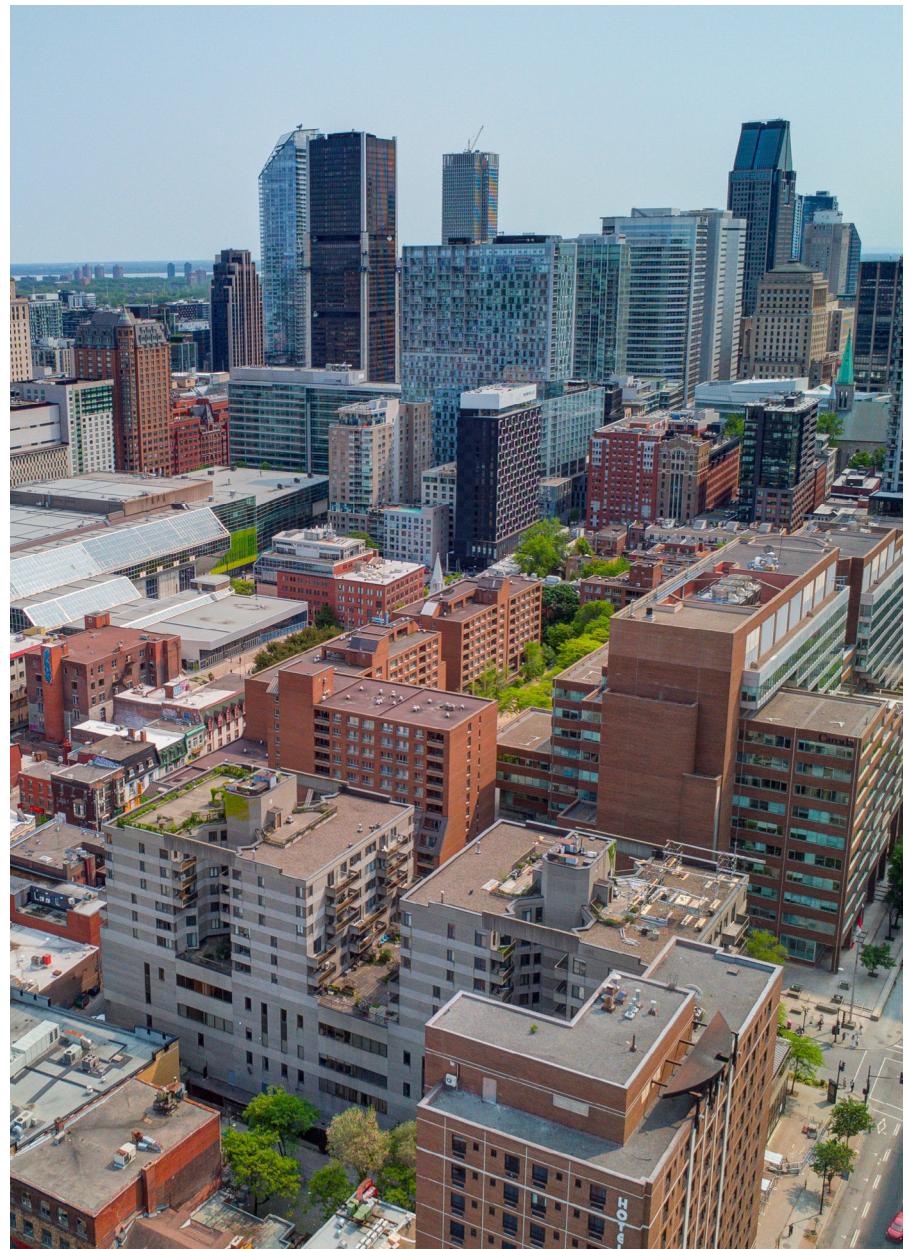
The property's proximity to the Saint-Laurent, Place-des-Arts (green line), and Place d'Armes (orange line) metro stations, as well as the Ville-Marie Expressway (136), provides unparalleled accessibility.

Click here
for a virtual tour



Property summary

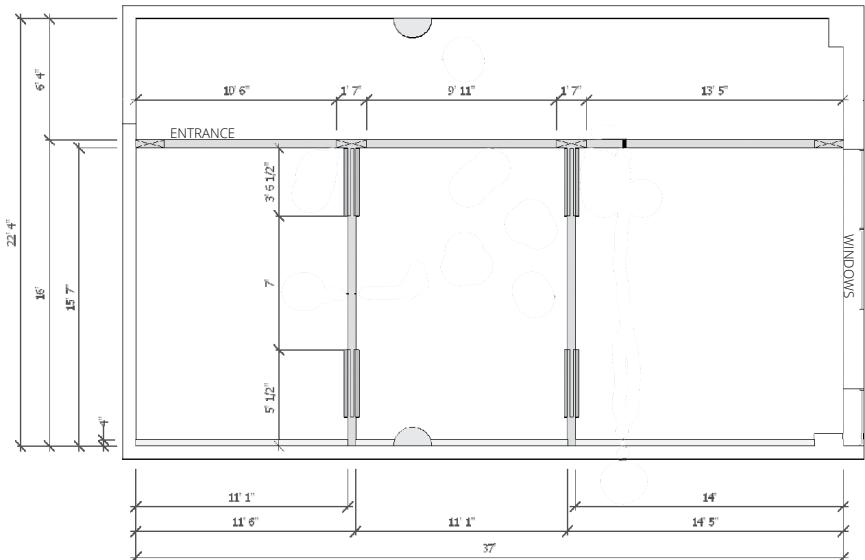
| | | |
|--------------------------|--|-----------|
| Civic address | 1111 Saint-Urbain Street, Montréal | |
| Borough | Ville-Marie | |
| Property type | Commercial condominiums in divided co-ownership - offices | |
| Condominium areas | 873 sf (#204) 951 sf (#207) 1,474 sf (#212) | |
| Year built |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



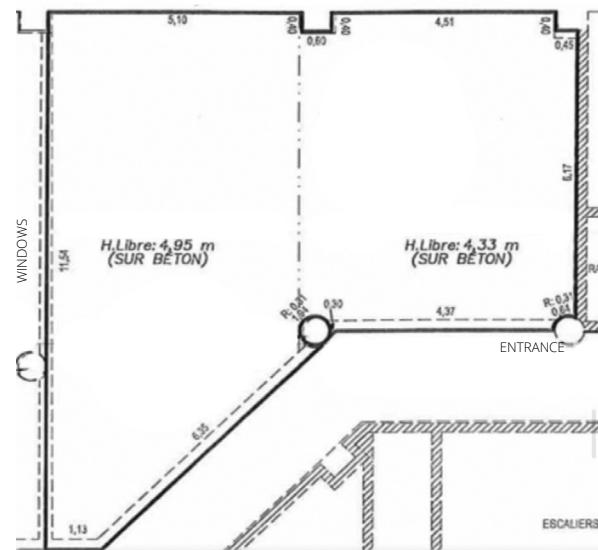
Suite 204

CONDO PLAN

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



CONDO PLAN



Suite 207

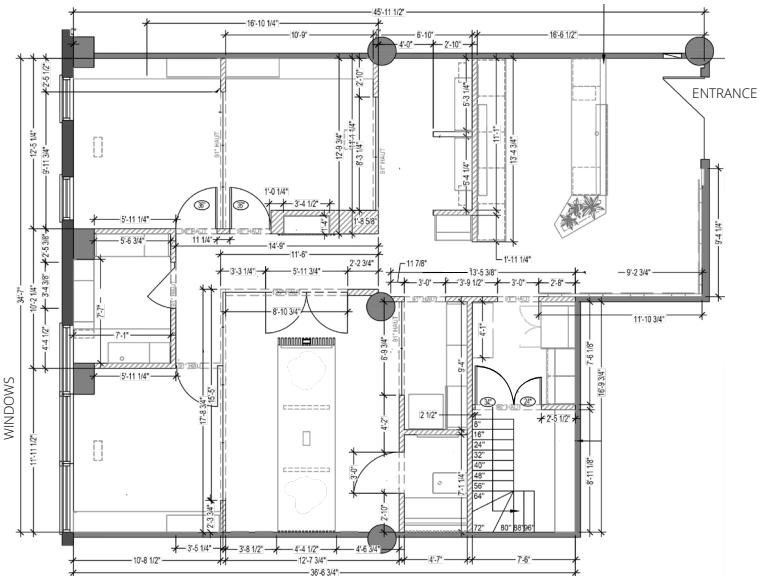
| | | |
|--------------------------|--|------------------|
| SALE PRICE #207 | \$451,250 | \$475 psf |
| Legal designation | Exclusive lot: 1 284 645, Cadastre of Québec | |
| Year built | 1985, recent renovations | |
| Area | 951 square feet | |
| Features | <ul style="list-style-type: none">Large open 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

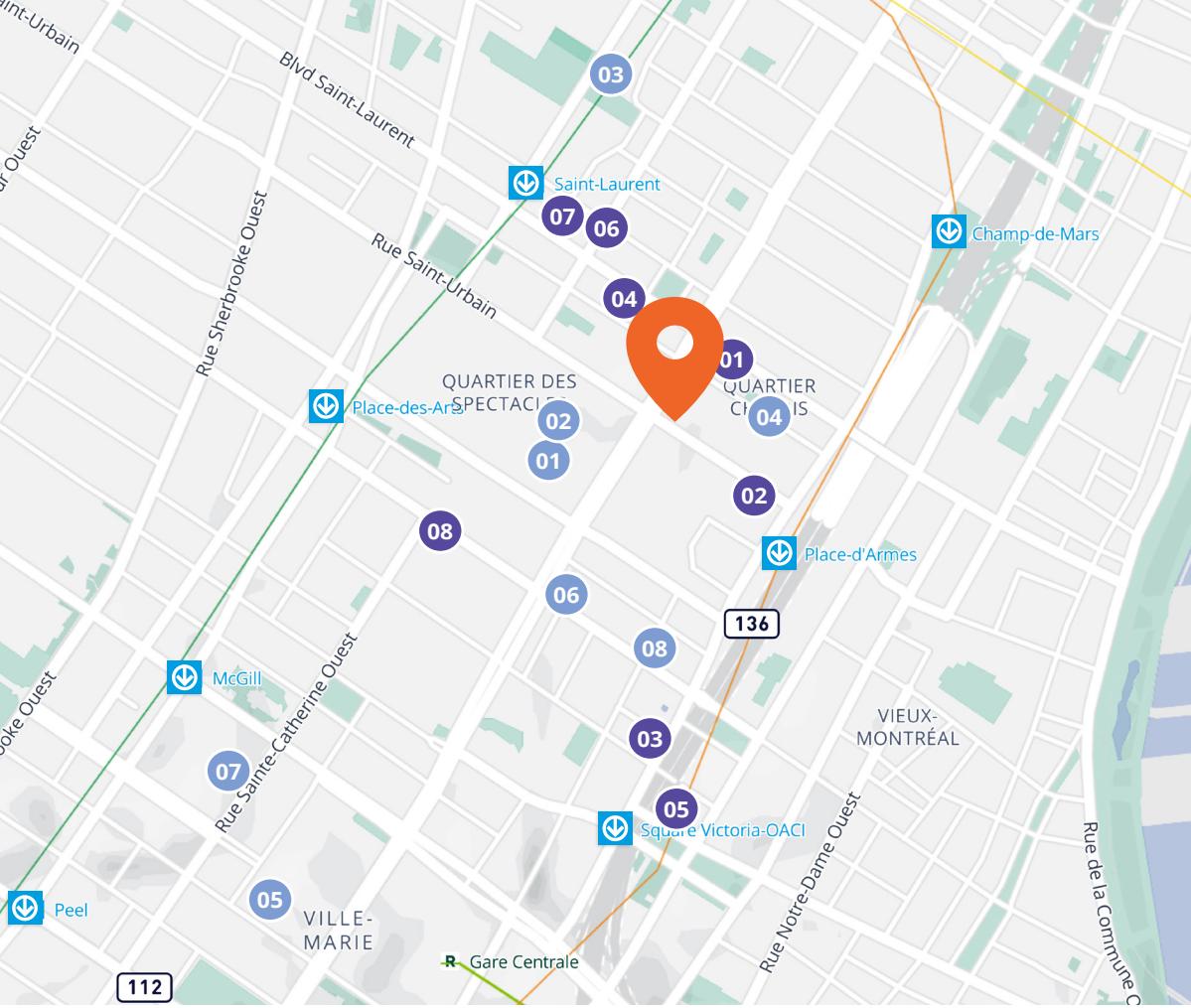
| | | |
|------------------------------|---|------------------|
| SALE PRICE #212 | \$737,000 | \$500 psf |
| Legal designation | Exclusive lot: 1 284 650, Cadastre of Québec | |
| Année de construction | 1985, renovations 2022 | |
| Area | 1,474 square feet | |
| Features | <ul style="list-style-type: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

CONDO PLAN



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 |



1111, rue Saint-Urbain, Montréal | Avison Young | 9

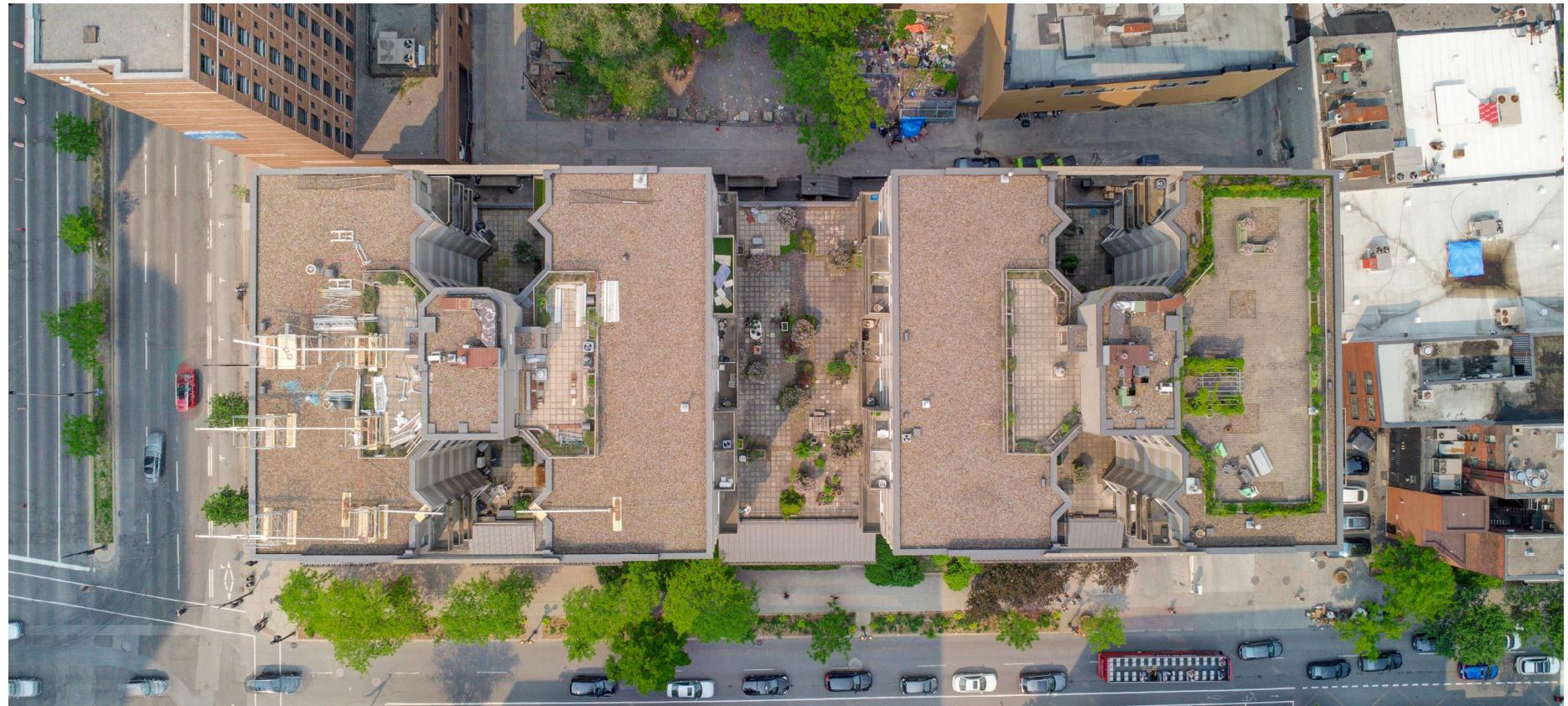


Municipal assessment and realty taxes

| | Municipal assessment 2023-2025 | Municipal taxes 2025 | School tax 2024-2025 ¹ |
|--------------|--------------------------------|----------------------|-----------------------------------|
| 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 |
| Total | \$1,095,800 | \$27,807.05 | \$934.34 |

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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