1/2/2/1

SAINTE-CATHERINE WEST

MONTRÉAL / QUÉBEC

FOR SALE

FLAGSHIP RETAIL OPPORTUNITY

Colliers

1/2/2/1

INVESTMENT **HIGHLIGHTS**

PRIME RETAIL LOCATION IN THE HEART OF DOWNTOWN MONTREAL

1221 Sainte-Catherine Street West ("1221" or the "Property") offers investors the rare opportunity to acquire one of the few remaining undeveloped trophy properties on the internationally renowned Sainte-Catherine Street.

The Property offers unmatched visibility from its corner location on the north side of Sainte-Catherine Street West at the intersection of Drummond Street, comprising 4 floors totaling 11,717 SF within a premier high street shopping district.

Offering easy access to Highways 10 and 720, numerous bus lines and a short 2-minute walk from the Peel metro station, the Property offers unparalleled accessibility to employees, tourists, and local residents.

The prospective investor will profit from the two-floor residential conversion that is currently in process. In addition, they will benefit from the current zoning that allows for 6 times density (above retail) for further expansion of 2 more floors into upscale residential units.

PROPERTY **HIGHLIGHTS**

ADDRESS 1221 Sainte-Catherine Street West
LEGAL DESCRIPTION Lot 1 338 900 (Cadastre du Québec)
LAND AREA 2,965 SF (275.50 m²)
FRONTAGE 26' (8.02 m) 139' total with wrap around
BUILDING AREA 11,717 SF
DENSITY 6
TOTAL DENSITY 20,755
YEAR BUILT 1888
ZONING - PERMITTED USES Residential, Commercial, Industrial

LOCATION OVERVIEW

1221 SAINTE-CATHERINE WEST

HOLT RENFREW
OGILVY

COS
MACKAGE

DE LA MONTAGNE STREET

THE NORTH FACE
A|X ARMANI EXCHANGE

URBAN OUTFITTERS
OAKLEY
swatch
lululemon

DRUMMOND STREET

Browns
VICTORIA'S SECRET

Reebok
SAQ

STANLEY STREET

MICHAEL KORS
ARITZIA

RBC Royal Bank
H&M

Roots
LACOSTE
STEVE MADDEN

PEEL STREET

CLUB MONACO

CINEPLEX
simons

METCALFE STREET

Moores
LOLË

MANSFIELD

PLACE MONTRÉAL TRUST

ZARA
Indigo

sports experts
Foot Locker
Bell

MCGILL COLLEGE AVENUE

EATON CENTER

BANANA REPUBLIC
SEPHORA
UNIQLO

MAC
BMO

ROBERT-BOURASSA BOULEVARD

PROMENADES CATHÉDRALE

LINEN CHEST

HÔTEL BIRKS MONTREAL
MAISON BIRKS

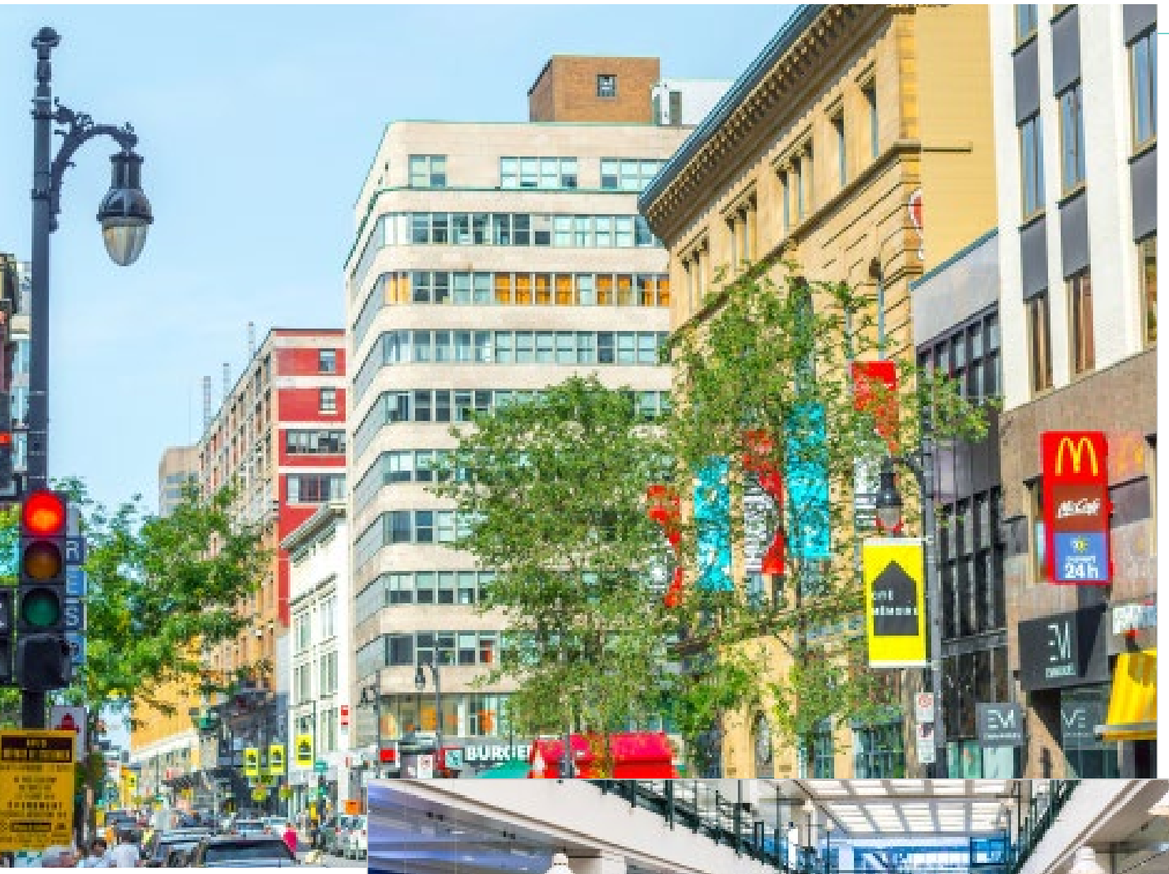
UNION STREET

HUDSON'S BAY CO.

PHILLIPS SQUARE

SAINTE-CATHERINE STREET WEST

FLAGSHIP POTENTIAL



MARKET **OVERVIEW**

HIGH-STREET RETAIL MARKET

As flagship locations become increasingly important branding opportunities to retailer's omni-channel, global selling strategies, rental rates will continue to grow. Sainte-Catherine street West's retail rental rates are comparable to other North American retail corridors such as Newbury street in Boston, Queen street in Toronto, State street in Chicago and Lincoln road in Miami.

International brands such as Apple, Uniqlo, Aritzia, Lacoste, Victoria's Secret, Club Monaco, Swatch, Michael Kors, Canada Goose and many others have a strong presence on the street.

DOWNTOWN MONTRÉAL GROWTH

Downtown Montréal is currently benefitting from significant development activity, primarily in the area surrounding the Property. The location is strategic due to its proximity to the business core of the city, the St. Catherine Street West retail corridor, and the Bell Centre, generating tremendous development demand. There are currently numerous condo unit, hotel developments and office towers, planned for construction or in near-term planning within the immediate area surrounding the Property. Compared to other markets in the GMA, residential condominiums developed in this neighborhood are being offered at premium pricing reaching $1,000 per square foot in some cases.

The recent condo and hotel boom are significantly increasing the area's population, enhancing demand for retail goods which will benefit the Sainte-Catherine Street West retail corridor.

PROPERTY **OVERVIEW**

PRIME LOCATION - DOWNTOWN MONTREAL

Prominently located in the heart of downtown Montréal, on Sainte-Catherine Street West., the city's primary commercial artery, the Property benefits from its central location in Montréal's downtown core, in close proximity to office workers, numerous residential towers and a highly concentrated array of retail developments, hotels, restaurants and entertainment venues. In addition, both McGill University and Concordia University, totaling 85,000 students, are located within one kilometer of the Property.

Montréal's downtown core has been undergoing a revitalization during recent years fueled in large part by demographic trends toward a live-work-play lifestyle. The growing residential population in Montréal's downtown core is further enhanced by high-income neighborhoods such as the Golden Square Mile, Westmount and Old Montréal, all of which are located within walking distance of downtown.

AREA DEMOGRAPHICS

185,690
Daytime population

$ 68,842
Average household income

36.9
Average age

84
Bike score

100
Walk score

5 min. walk
from Peel metro

View online : https://vimeo.com/smartcitymedia/re-

Offers should be submitted by September 15th, 2021.

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