

FOR SALE

Vacant Investment Property Poised for Hotel or Residential Conversion

987-991 Côté Street
Montreal, QC

Located in Ville-Marie, steps from
Old Montreal and Quartier International



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Welcome to an extraordinary opportunity **in the heart of Montreal's** tourist destinations



Strategically positioned across the street from the Montreal Convention Centre and Place-d'Armes metro station, this stunning brick and beam building is ready for a transformation into a hotel.

Nestled on a tranquil street, a mere stroll from exceptional restaurants and bars, this property offers the perfect blend of convenience and serenity. The location is unparalleled, boasting close proximity to the World Trade Centre Montreal and other business hubs, and a short walking distance to universities and the iconic Notre-Dame Basilica. While the building isn't designated as historic, its placement within a protected area ensures a unique blend of preserved charm and modernity. With approved conversion permits, the opportunity is yours to create an inviting haven in this prime Montreal location!



Conversion permits in place for a hotel



Adjacent to historic Old Montreal, a short walk from fabulous restaurants and bars



Easy access to World Trade Centre Montreal and other business destinations, walking distance to universities and the iconic Notre-Dame Basilica



Across the street from the Montreal Convention Centre & 10 metres from Place d'Armes Metro station

PROPERTY OVERVIEW

Property Overview

Address 987-991 Côte St.
Montreal, QC

Borough Ville-Marie

Number of Floors 6

Floor Area ± 42,492 SF

Lot Area ± 12,314 SF

Frontage 100 feet

Land Value \$3,946,800

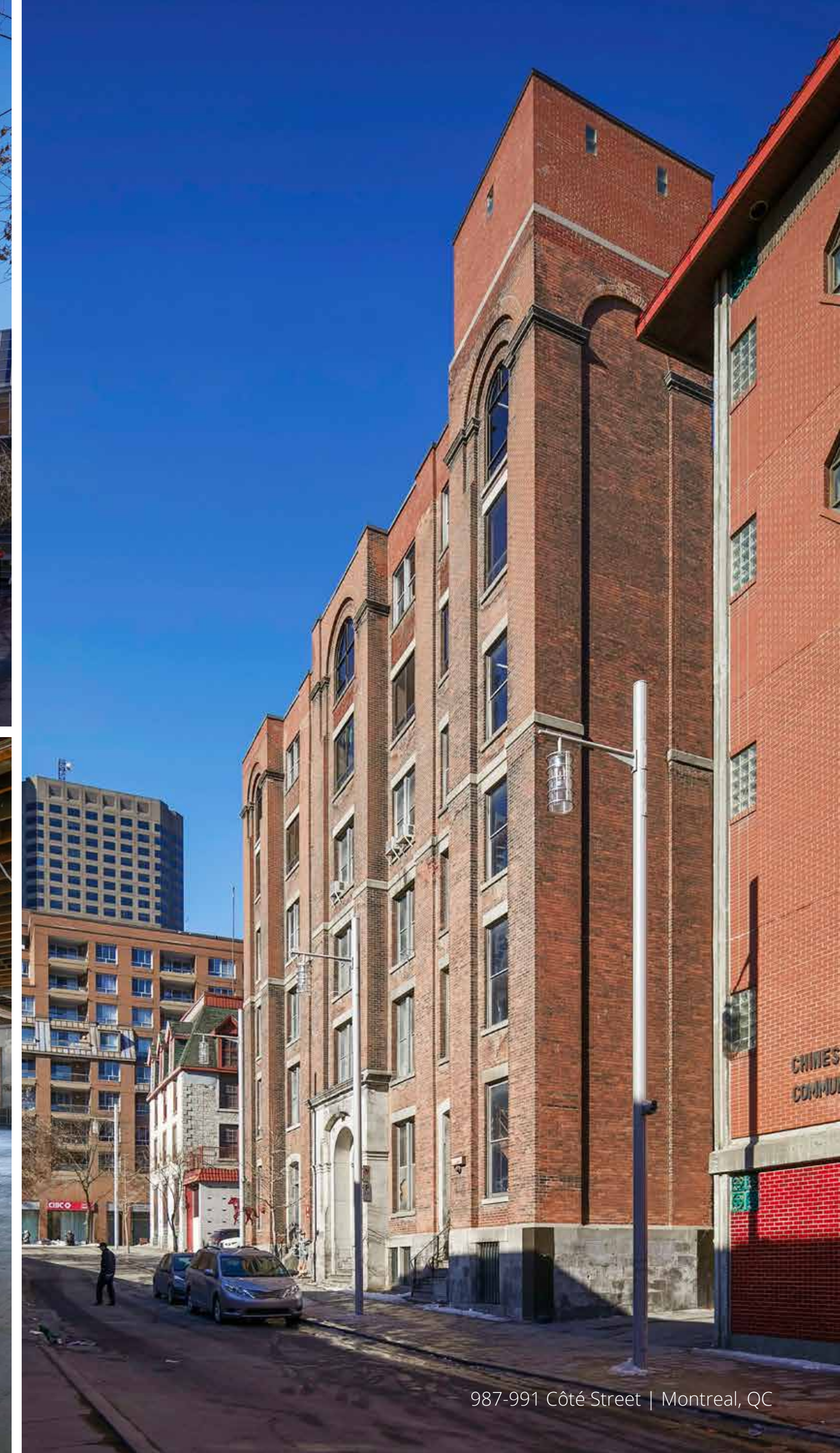
Building Value \$2,176,400

2023 Municipal Taxes \$175,681

2023 School Taxes \$5,272

Sale Price
\$9,995,000

Adjusted Price

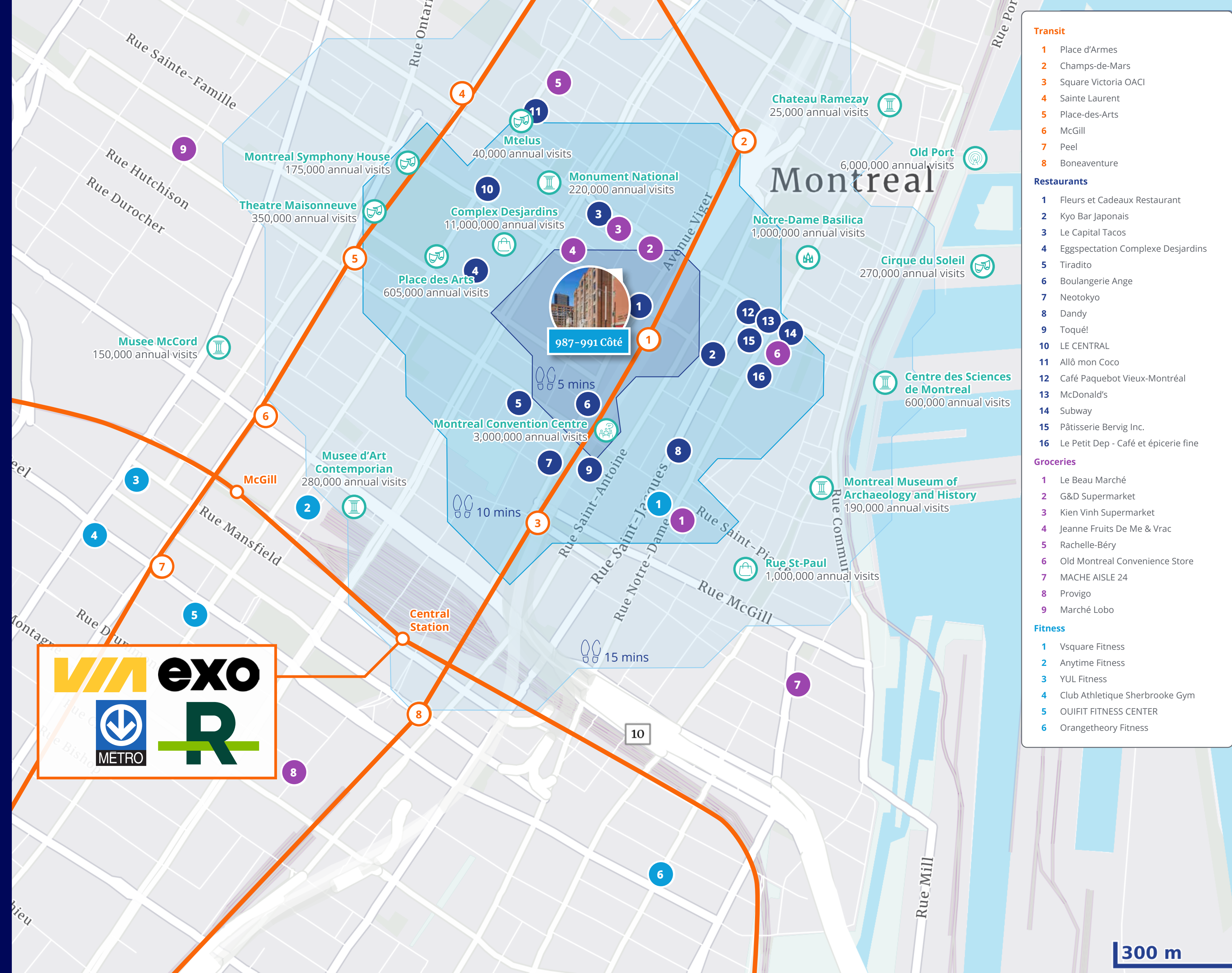


LOCATION OVERVIEW

Tourism & Amenities

The area offers a plethora of services and amenities in terms of shopping, eateries and entertainment.

The property's unique location allows it to be walking distance to all of what Montreal has best to offer: Old Montreal and the Old Port, downtown Montreal and Quartier des Spectacles entertainment district, Quartier International and the Palais des Congrès.





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