

452 - 452A NOTRE-DAME STREET EAST MONTREAL (QUÉBEC)

FOR SALE | DOXA HOUSE

Experience the charm of Old Montreal with all the comforts of modern luxury.

PROPERTY DETAILS

Located in the heart of Old Montreal. Originally constructed in the early 20th century as a church, the property has been thoughtfully transformed into a grand real estate project, preserving its architectural grandeur while offering contemporary comfort.

The property includes three apartment units and a dedicated entertainment space, offering flexible use for events, private parties, Airbnb, or hotels.

Surrounded by fine dining establishments, boutique shops, renowned art galleries, and cultural landmarks, this residence places you at the heart of Montreal's most treasured neighborhood.

Easy access to public transit and major highways, commuting and exploring the city is effortless. Zoned for residential and heritage use.



FINANCIAL INFORMATION

* Long term lease in place with landlord option to terminate.
Financial details upon request.

Business Terms

Area

Lower Ground Floor	1,690 sq. ft.
Ground Floor	666 sq. ft.
Level 2	2,885 sq. ft.
Mezzanine & Level 3	952 sq. ft.
Rooftop	2,106 sq. ft.
Lower Ground Floor – Annexe	607 sq. ft.
Ground Floor – Annexe	1,977 sq. ft.
Terrace	324 sq. ft.
Ground Floor & Mezzanine – Annexe	170 sq. ft.
Total Area	11,377 sq. ft.

Hydro	Metered
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Availability	Immediate
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Sale Price	Upon request
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INTERIOR HIGHLIGHTS

Three apartment units

Indoor swimming pool
and fountains

Central heating and cooling

Preserved historical charm

Ornate woodwork and
fireplaces

Domed ceilings

FLOOR PLANS



LOWER GROUND FLOOR

1,690 SQ. FT.

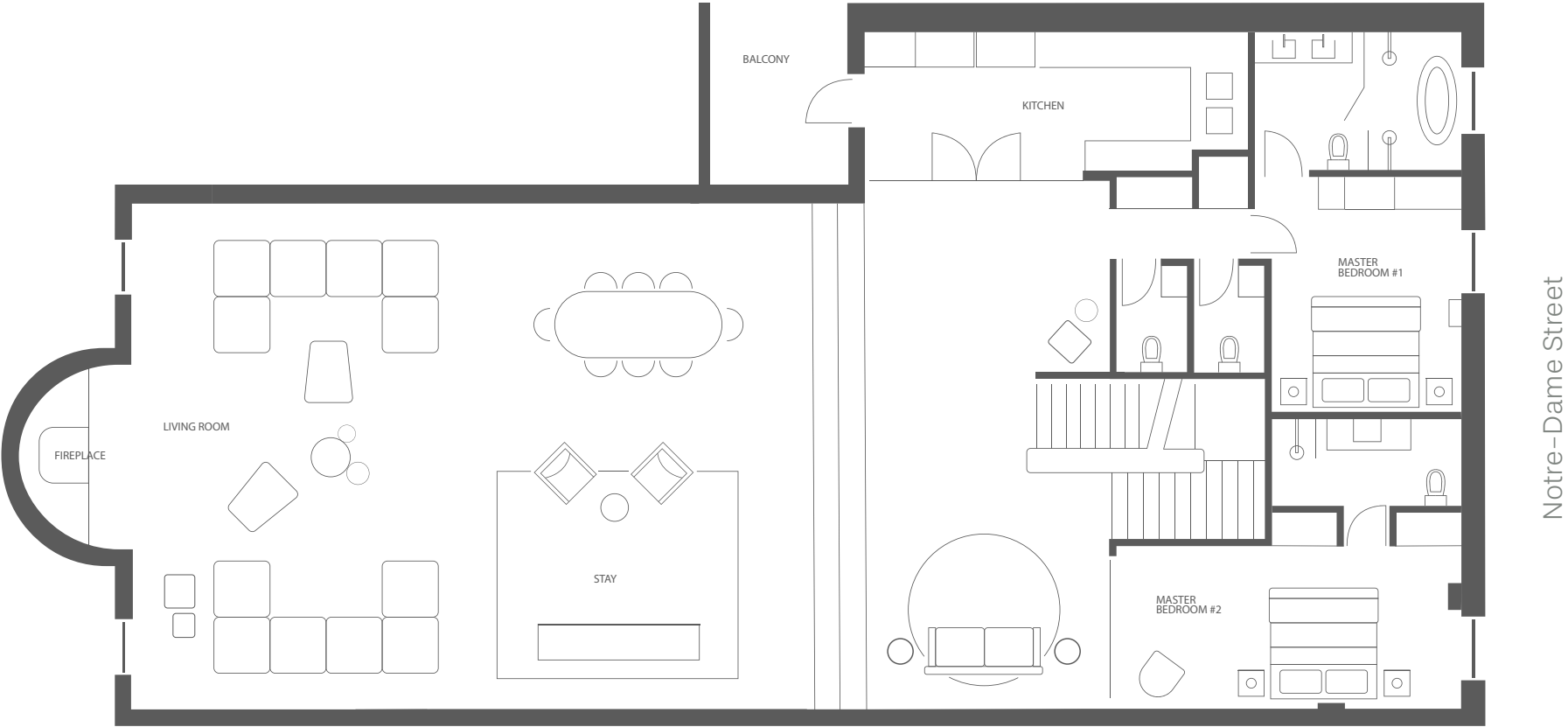


GROUND FLOOR

666 SQ. FT.

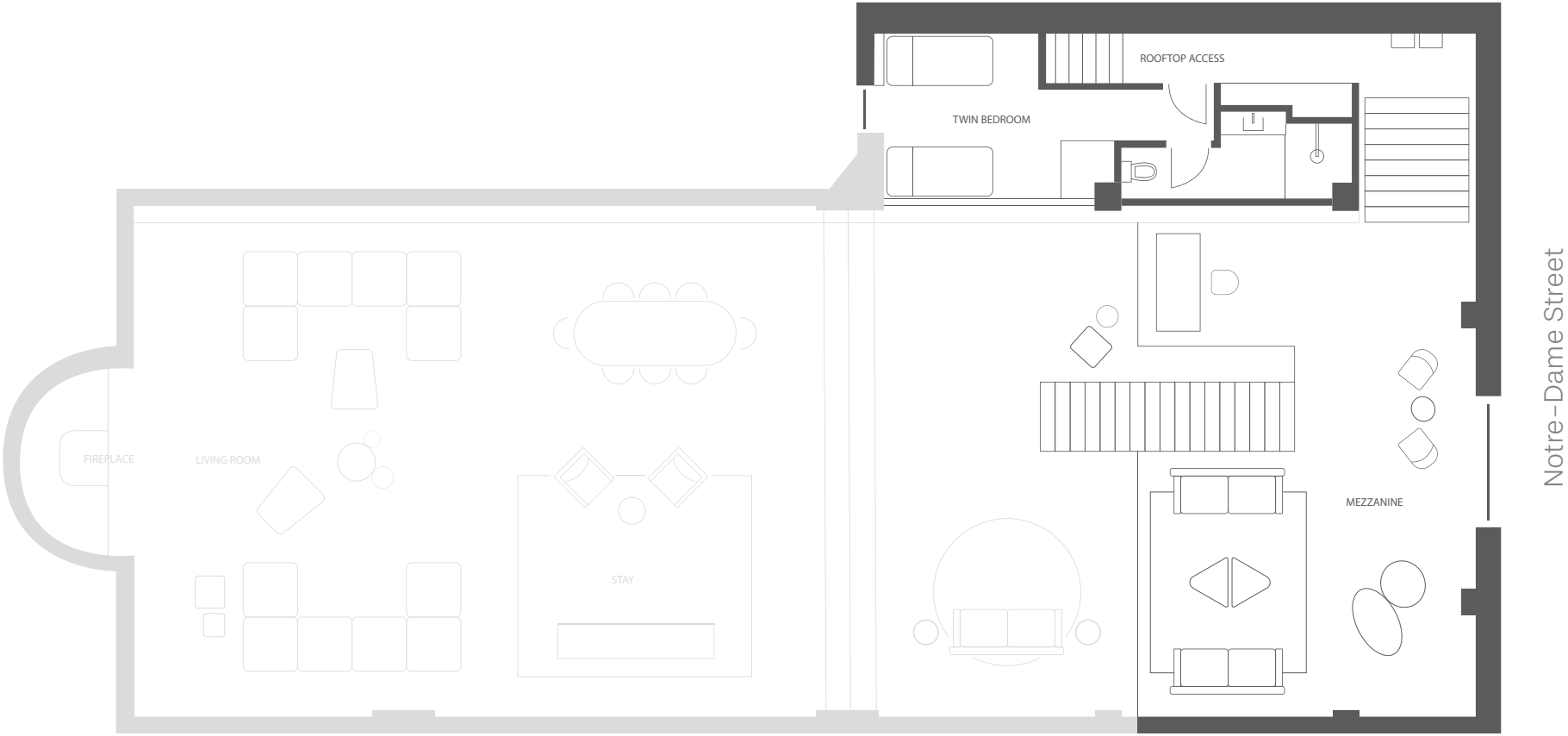


LEVEL 2
2,885 SQ. FT.



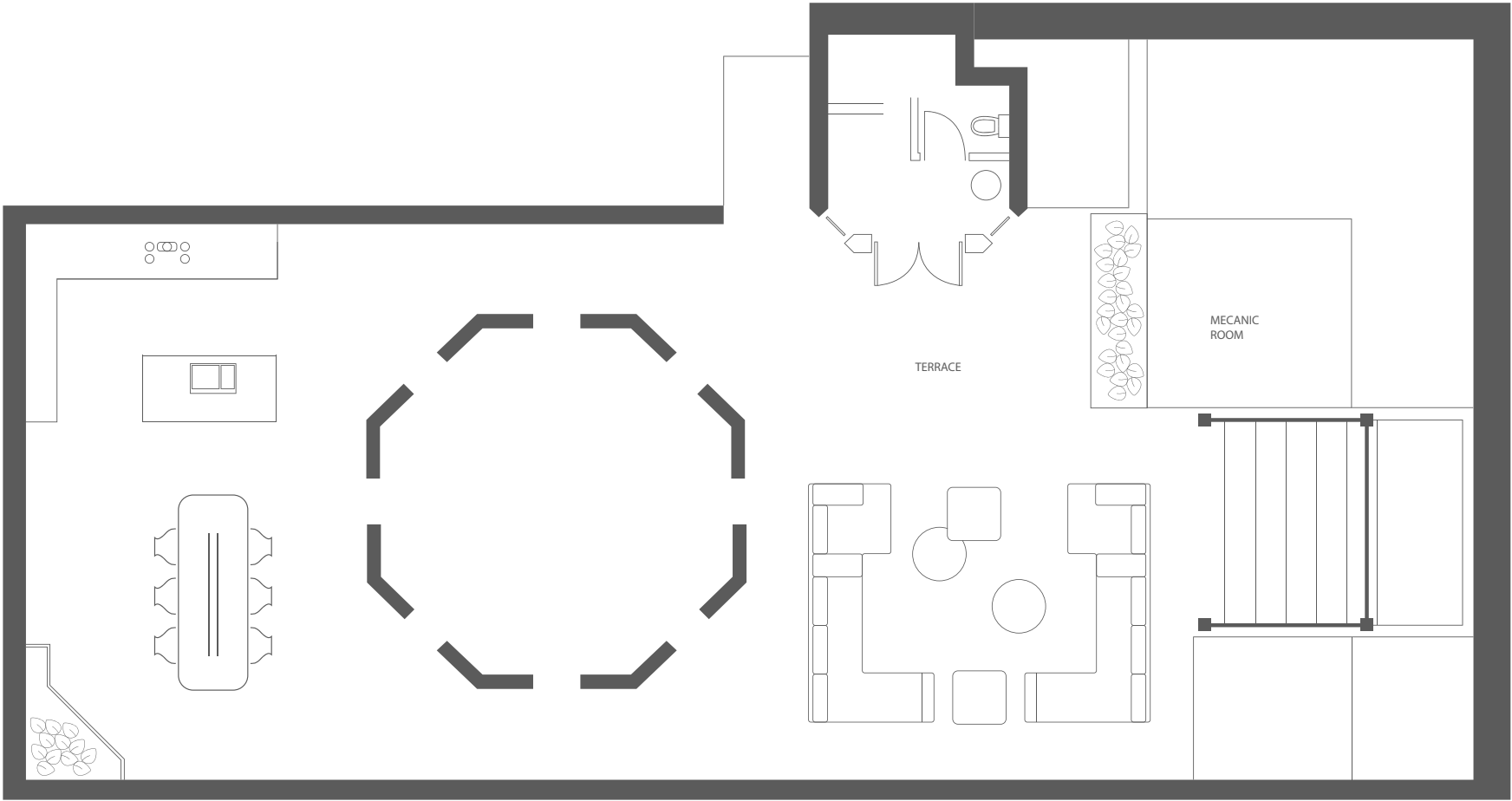
MEZZANINE & LEVEL 3

952 SQ. FT.



ROOFTOP

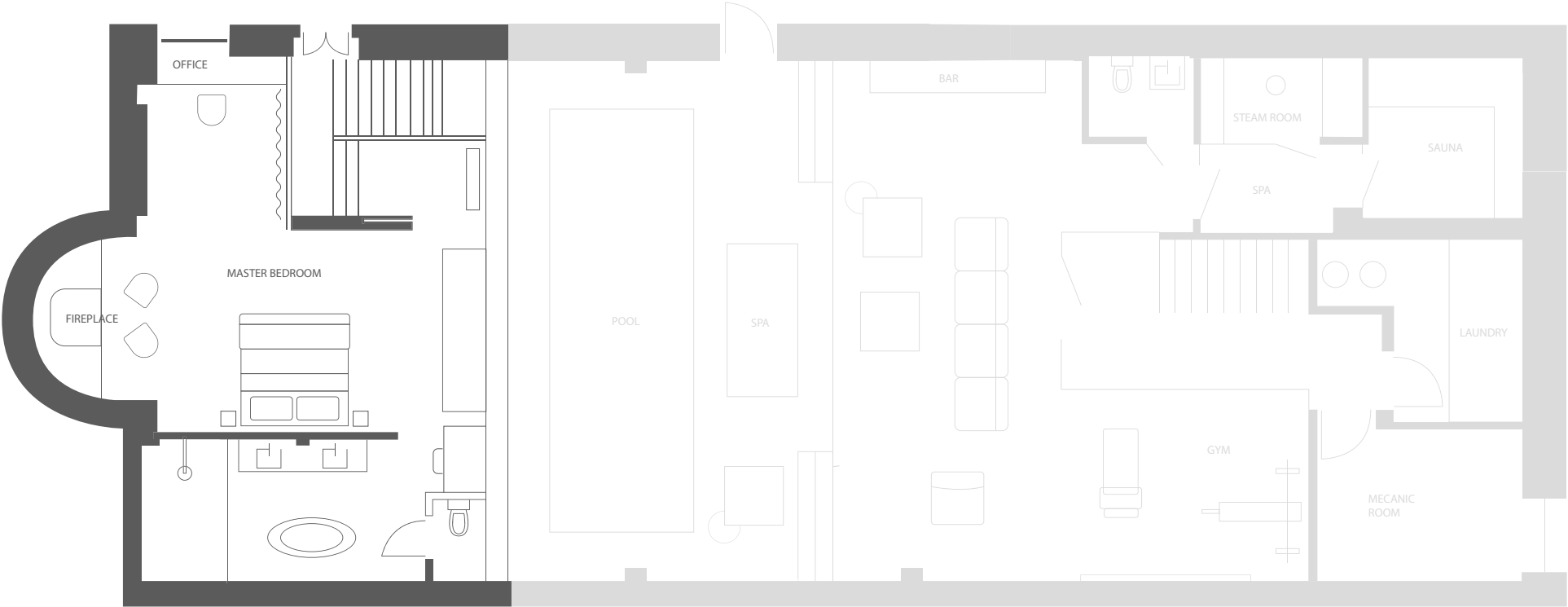
2,106 SQ. FT.



Notre-Dame Street

LOWER GROUND FLOOR - ANNEXE

607 SQ.FT.



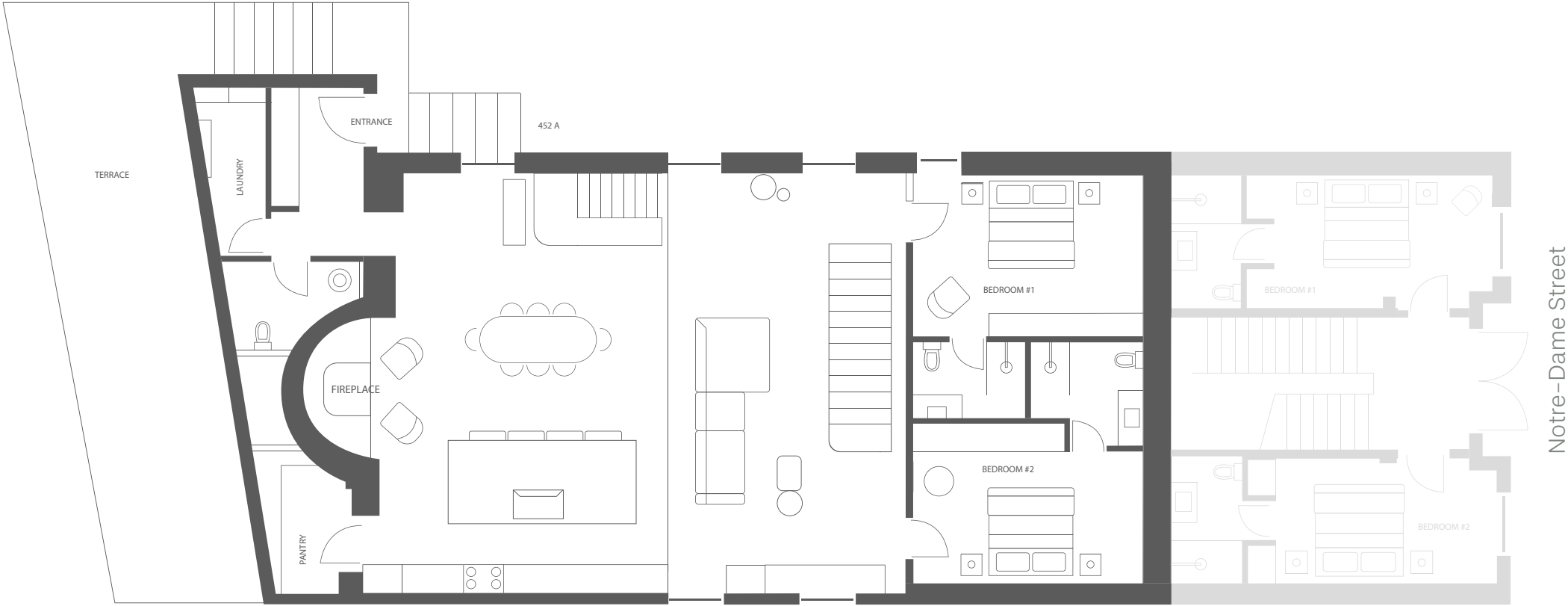
Notre-Dame Street

TERRACE

325 SQ. FT.

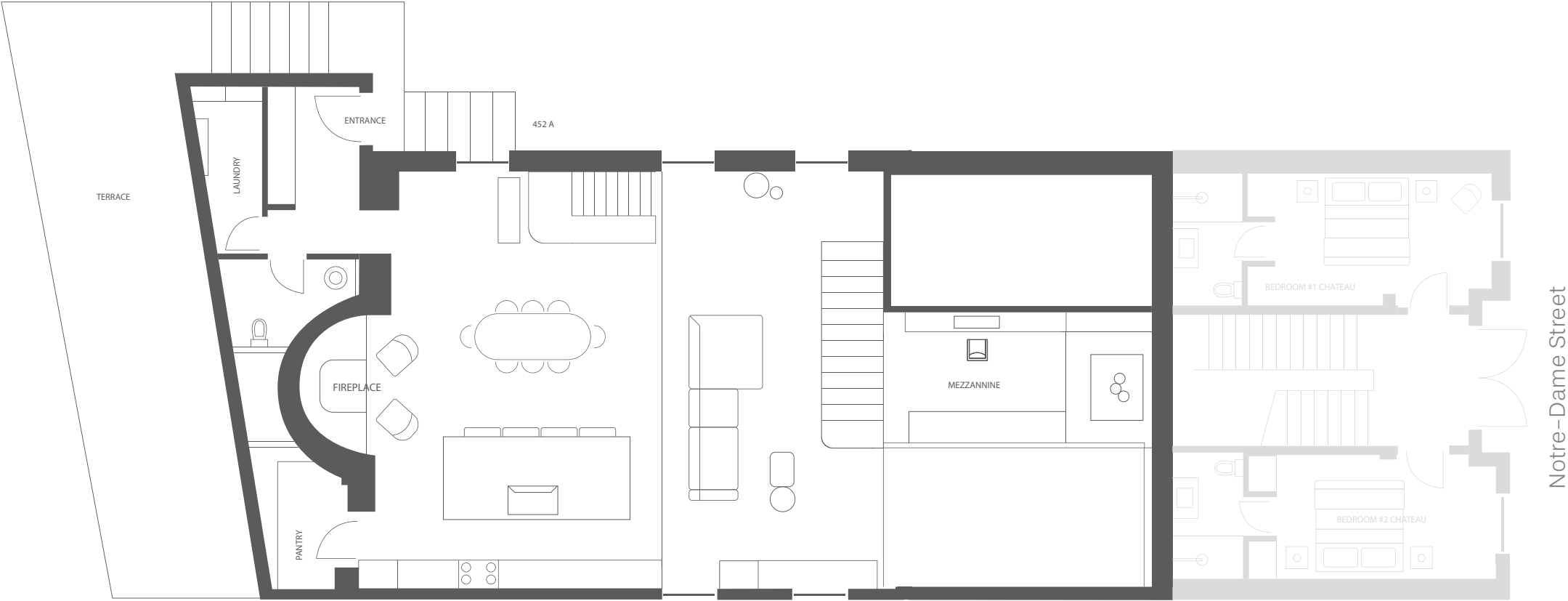
GROUND FLOOR - ANNEXE

1,977 SQ. FT.



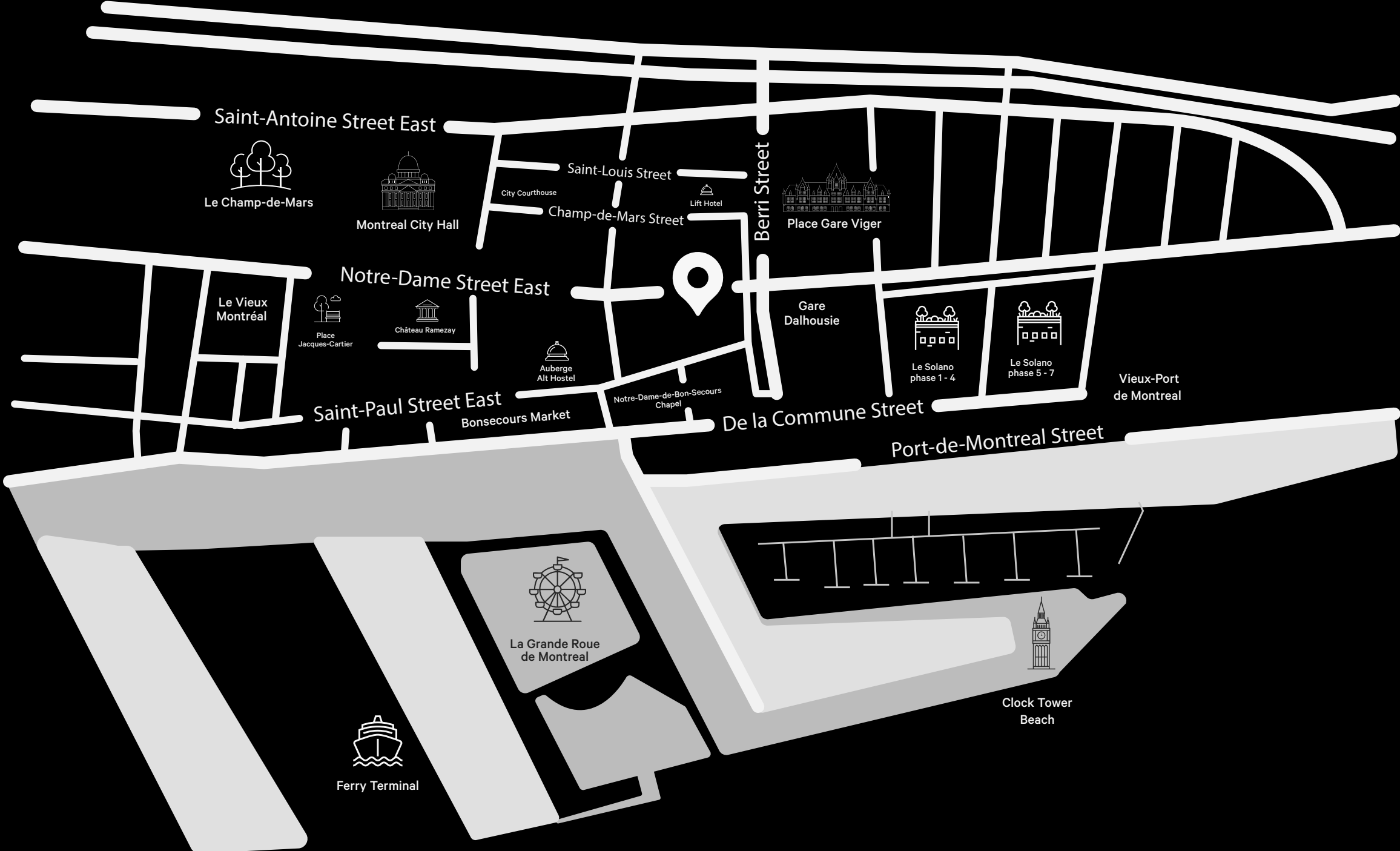
GROUND FLOOR & MEZZANINE - ANNEXE

170 SQ. FT.

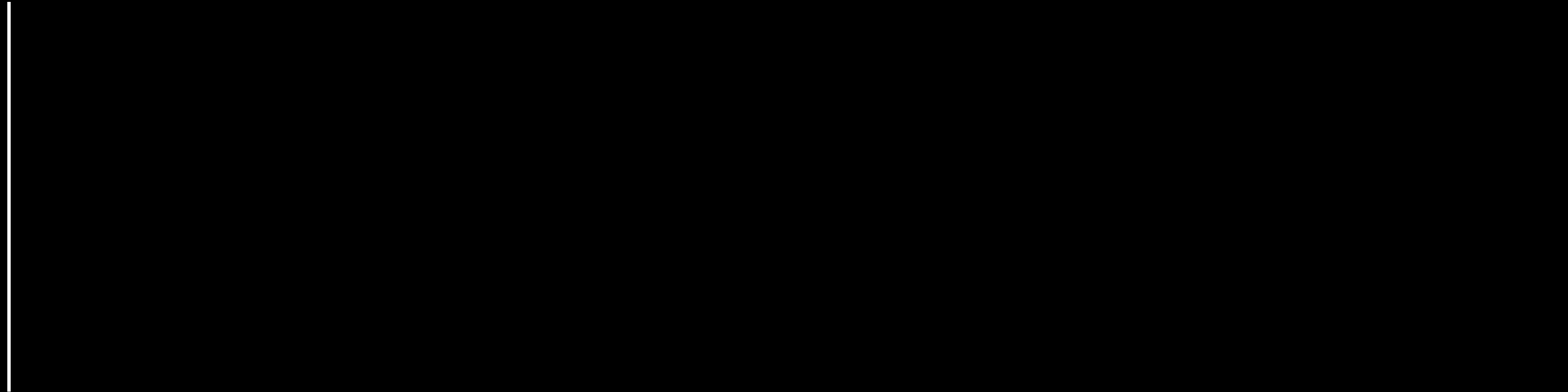








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