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Centris No. 23029802 (Active)

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\$1,450,000 + GST/QST

6982-6984 Rue St-Hubert
Montréal (Rosemont/La Petite-Patrie)
H2S 2M9
Region Montréal
Neighbourhood La Petite-Patrie
Near Bélanger/Jean-Talon
Industrial Park

Property Type	Commercial	Year Built	1949
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and residential	Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Total Number of Floors	2	Meeting Minutes	
Building Size	25 X 108 ft	Financial Statements	
Gross Living Area	5,400 sqft	Building Rules	
Building Area	2,700 sqft	Building insurance	
Lot Size	25 X 109 ft	Maintenance log	
Lot Area	2,725 sqft	Co-ownership insurance	
Cadastre of Immovable	2333150 Cadastre du Québec	Contingency fund study	
Cadastre of Common Portions		Reposess./Judicial auth.	No
Trade possible		Certificate of Location	Yes (2026)
Zoning	Residential, Commercial	File Number	
Type of Operation	Retail, Service	Occupancy	According to the leases
Type of Business		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2026	Municipal	\$16,539 (2026)	Electricity	\$1,059
Lot	\$455,800	School	\$720 (2026)	Oil	
Building	\$555,200	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$1,011,000	Total	\$17,259	Total	\$1,059

Use of Space - Available Area of 2,625			
Type	Commercial	Monthly Rent	Included in Lease
Unit Number	6982	Type of Lease	
Corporate Name		Rental Value	\$5,900 Excluded in Lease

Area	2,625 sqft	Lease Renew. Option
Lease Franchise	Vacant	Block Sale In Operation Since Franchise Renew. option

Monthly Revenues (residential) - 2 units(s)

Apt. No.	6984-1	End of Lease	2026-06-30	Included in Lease
No. of Rooms	1	Effective Monthly Rent	\$1,370 (2026-01-28)	
No. of Bedrooms	0	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	1+0	Feature	Loft/Studio	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Apt. No.	6984-2	End of Lease	Vacant	Included in Lease
No. of Rooms	1	Effective Monthly Rent		
No. of Bedrooms	0	Potential Monthly Rent	\$1,600	Excluded in Lease
No. Bath/PR	1+0	Feature	Loft/Studio	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Features

Sewage System	Municipality	Property/Unit Amenity	Wall-mounted air conditioning
Water Supply	Municipality	Loading Platform	
Foundation		Rented Equip. (monthly)	
Roofing		Cadastre - Parkg (incl. pri)	
Siding		Cadastre - Parkg (excl. pri)	
Dividing Floor		Parkg (total)	
Windows		Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Distinctive Features	
Basement	6 feet and more, Unfinished, w/d inlet	Proximity	Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions

6984-1: stove and air-conditioner. 6984-2: washer, dryer, stove, fridge, dishwasher and air-conditioner.

Exclusions

Accordong to the leases.

Addendum

3-minute walk from Jean-Talon metro station on the renowned Plaza St-Hubert.

This very beautiful and large 3plex includes:

- 1 large commercial space on the ground floor (vacant since January 1, 2026);
- 2 huge and magnificent residential lofts on the upper floor in excellent condition.

Perfect for a business owner wishing to own their building in one of the most sought-after commercial streets on the Island of Montreal. Please note, one of the 2 residential lofts has just become available, an opportunity for the buyer to live above the business, however the seller has just put it back on the market, so give asap a sign if this represents a plus for you.

A mix of major tenants such as Dollarama, Rogers, Fido, Domino's Pizza, Stokes, McDonald's, reputable banks, liquidation centers, a multitude of independent boutiques, and the Sabor Latino grocery store--this unique commercial heterogeneity creates one of Montreal's most distinctive shopping atmospheres.

Very few commercial streets offer such a consistent flow of foot traffic 7 days a week.

If you don't already have a presence on Plaza St-Hubert with several locations, you can't afford to miss this opportunity. This location will make your brand even more popular.

MARKET RENTAL VALUES

\$5,900 (gross rent of the commercial ground floor = \$27 per square foot).

\$1,370 (residential loft leased until June 30, 2026).

\$1,600 (residential loft available for rent).

\$8,870 per month.

\$106,440 potential annual gross rental income.

THE APPROXIMATE GROSS AREA OF THE BUILDING (1)

2,700 sq ft on the main floor

2,700 sq ft on the second floor

5,400 sq ft ABOVE-GROUND area

265 sq ft at the basement

5,665 sq ft total area

(1) The approximate gross floor area of the building (floor area) includes common areas. This data is based on the location certificate dated February 18, 2026.

The roof is old.

Sale without legal warranty of quality, at the buyer's own risk.

Offers to purchase must be accompanied by proof of down payment.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.

Seller's Declaration

No

Source

RE/MAX DU CARTIER INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.