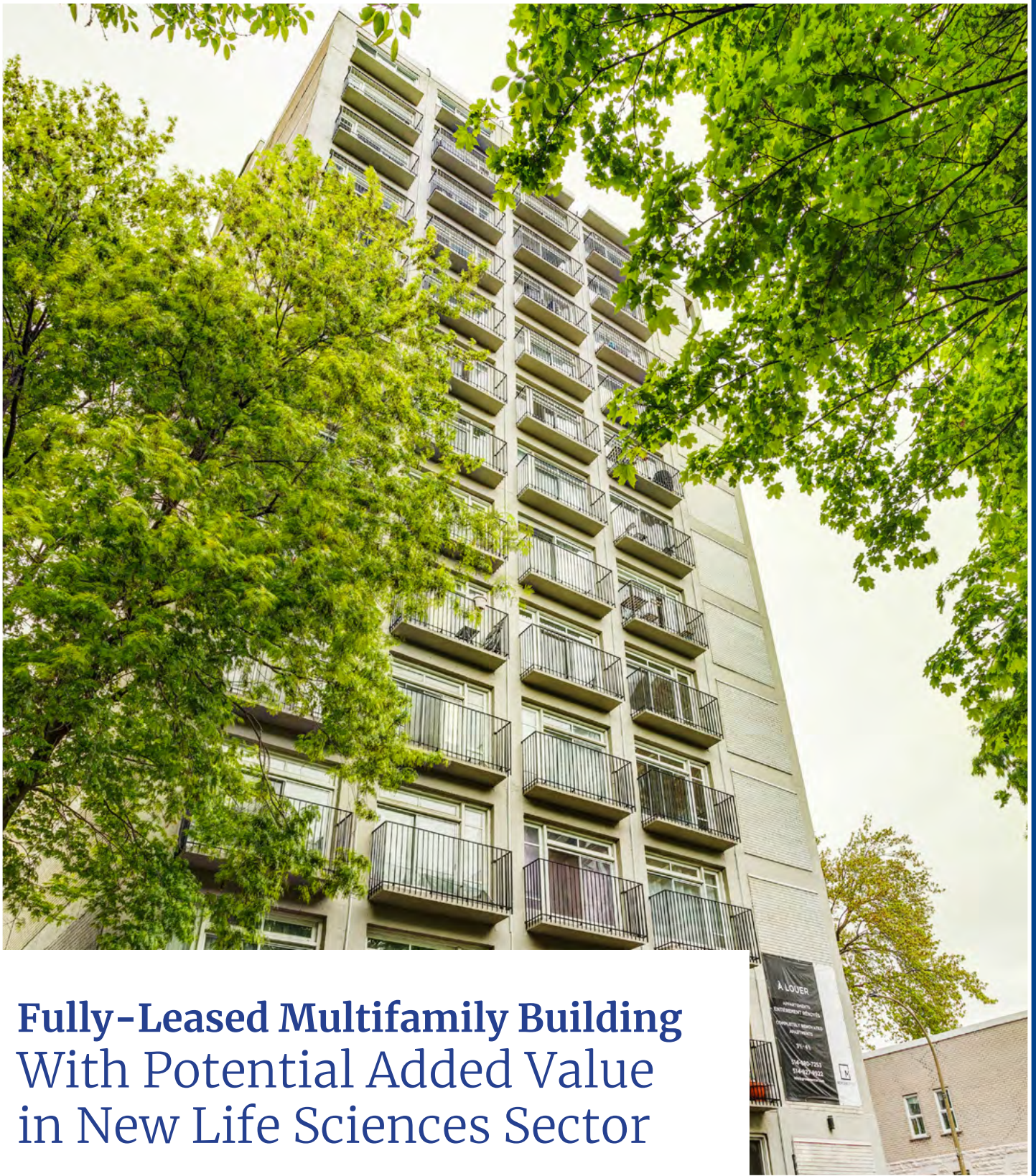


F O R   S A L E



## Fully-Leased Multifamily Building With Potential Added Value in New Life Sciences Sector

105 MILTON STREET, MONTREAL

Colliers

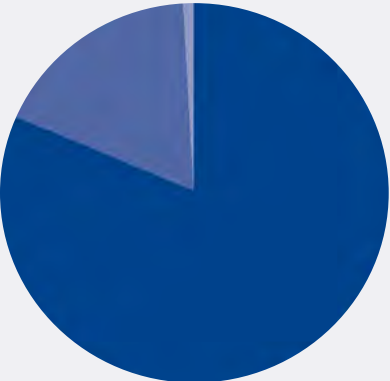


# Property Overview

Address	105 Milton Street, Plateau-Mont-Royal
Location	Montreal, Québec
Multi-Family Suites	112
Number of Floors	13
Year Built	1964
Building Area	39,646 SF
Land Area	3,248 SF



## Distribution of Units



**Unit Type & Unit Count**

- **Bachelor:** 91 units | 81.25%
- **1 BR :** 20 units | 17.86%
- **2 BR :** 1 units | 0.89%

Total: 112 Units



Modern  
High-Quality  
Finishes



Property  
Manager  
On Site



Laundry  
Facilities



Newly  
Renovated Units

Asking Price  
**\$29,500,000**  
\*Reduced Price\*



# Life Sciences Sector

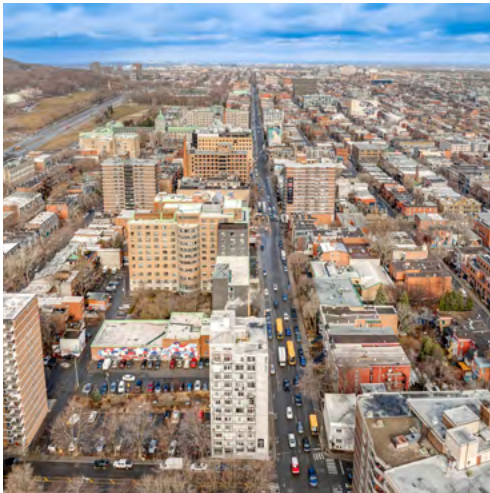
Situated at 105 Rue Milton in Montréal's vibrant Milton Park neighborhood, this property offers an exceptional opportunity to be part of the city's burgeoning life sciences sector. Montréal has emerged as a leading hub for life sciences and health technology, boasting a unique ecosystem that supports all stages of product development, from research to marketing. The city is home to world-renowned research centers and has attracted major pharmaceutical companies, contributing significantly to Canada's GDP in this sector.

The property's prime location places it within close proximity to key research institutions and innovation hubs, making it an ideal site for organizations aiming to thrive in the life sciences industry. Additionally, the area offers excellent access to public transit and a highly educated workforce, further enhancing its appeal.

New life sciences sector

105 Milton Street







# About the Area

Nestled in the vibrant Plateau-Mont-Royal, 105 Milton offers a prime location in one of Montreal’s most sought-after neighborhoods. Known for its lively cafés, trendy restaurants, and boutique shops, the Plateau is a cultural hub that blends historic charm with modern urban living. Residents enjoy close proximity to beautiful parks, bike trails, and world-class entertainment. With easy access to downtown Montreal, major universities, and public transit, the area attracts young professionals, students, and families seeking a dynamic and walkable lifestyle.

## Demographics - 3km radius



Population  
**251,053**



Median Age  
**34**



Average Household Income  
**\$108,318**



Walk Score  
**99**



Bike Score  
**99**





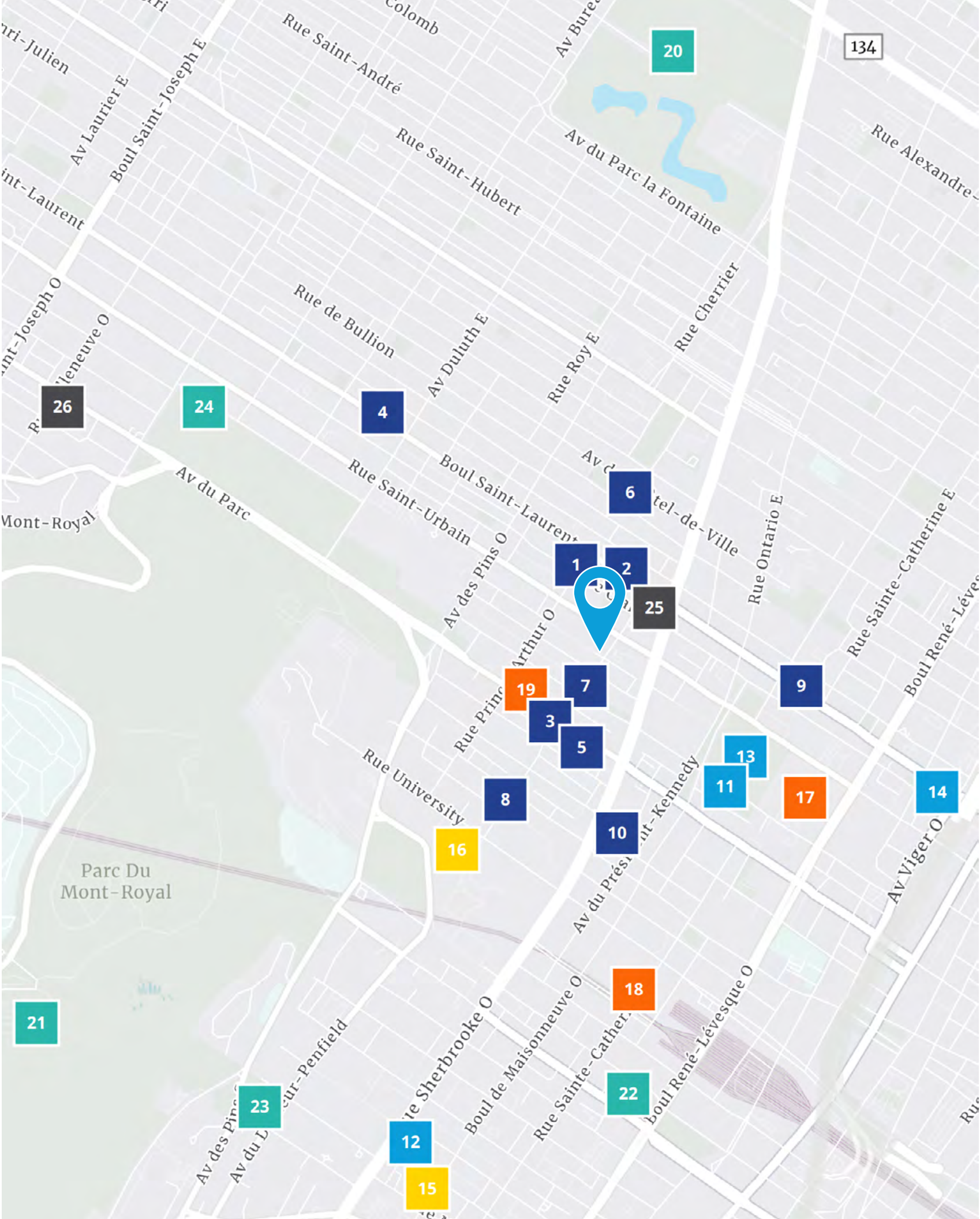
# Amenity Map

Irreplaceable location in the vibrant Plateau-Mont-Royal, steps from downtown Montreal and surrounded by the city’s best cultural, commercial, and transit amenities.

Located in one of Montreal’s most dynamic neighborhoods, 105 Milton offers an exceptional urban lifestyle with a unique blend of culture, convenience, and green spaces. Residents enjoy easy access to downtown, top universities, and vibrant commercial corridors, all while being steps away from Mount Royal Park and its extensive network of trails—perfect for cycling, hiking, and year-round outdoor activities.

 105 Milton St.

 RESTAURANTS, PUBS & CAFÉS	 SCHOOLS
1 Café Nocturne	15 Concordia University
2 Mckibbins Irish Pub	16 McGill University
3 Café St-Barth	 SHOPPING CENTRES
4 Le Majestique Restaurant	17 Complexe Desjardins
5 Ô Four Restaurant	18 Montreal Eaton Center
6 Les Deux Gamins Restaurant & Bar	19 Les Galeries du Parc
7 Mae Sri Thai Counter	 PARKS
8 Lola Rosa Vegetarian Restaurant	20 La Fontaine Park
9 Cadet Bar	21 Mount Royal Park
10 Brasserie Milton	22 Dorchester Square
 OTHER ATTRACTIONS	23 Percy-Walters Park
11 Little Italy	24 Jeanne-Mance Park
12 Montreal Museum of Fine Arts	 GAS STATIONS
13 Place des Arts	25 Esso
14 Montreal Chinatown	26 Ultramar





# Transportation Map



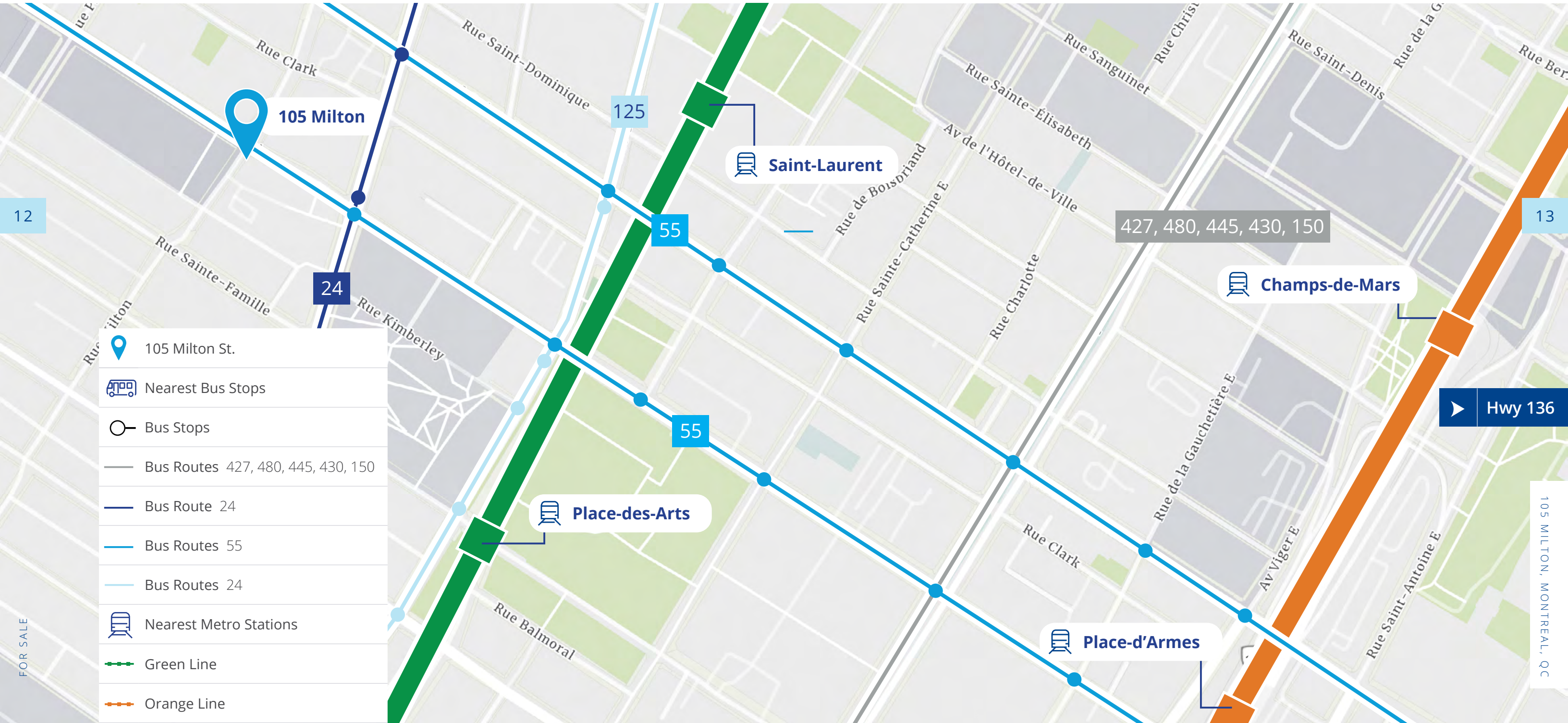
**Highway 136**  
5 min | 2.2 km



**Airport**  
38 min | 25 km



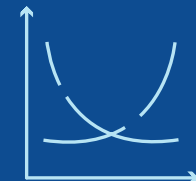
**Hospital**  
10 min | 2.1 km





# Market Overview

Montreal’s multi-family market narrative has continued to be impacted by the low supply and high demand for housing in and around the city. The main drivers of demand in the multi-family market are increased population and uncertainty in the single-family housing market, which are being amplified through an unstable interest rate environment and higher vacancy rates. Recent tariff announcements have dampened the momentum from the federal interest rate cut cycle however activity is still expected to pick up throughout the year. The “Canada-Quebec Accord” and the immigration level plan set at the National Assembly of Quebec has the provinces target at 56,500 permanent residents for 2025. For the first time, Quebec announced a cap on international student applications through the Foreign Student program which is capped at 124,760 study permits.



## Rental Demand to Outweigh Rental Supply for Next 5–10 Years

Vacancy rates in Québec (1.8%) remain below the national average of 2.2% as supply projects have continued to miss targets both provincially and nationally. In Montréal there was a reported 6% increase in housing starts in February however much more is needed to meet housing demand targets in the GMA.



## Montreal Rents Continue to Climb

Both new and existing apartments rents have risen in the past two years as the rental market continues to heat up. Average rent for all unit types in the GMA has risen 4.5% with new highs expected following the TAL (Tribunal administratif du logement) recommended increases. New supply has also hit the market and centrally located sites continue to attract interest. Declining interest rates have contributed to boost activity with many investors emerging from the sidelines and are looking to focus on stable and well-located assets. Lower cap rates are projected in the multifamily sector as long-term demand fundamentals remain in place.



## Multifamily Transaction Volume Continues To Rise

Over the past year, transaction volume in the multifamily space has risen over 70% as did the total transaction tally. With the combination of low inventory, low vacancy and high demand, Montréal is well positioned for continued growth this year and in the years ahead.



For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

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