

**À VENDRE | FOR SALE**



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**403-409 RUE ST-ROCH**  
**MONTRÉAL, QUÉBEC**

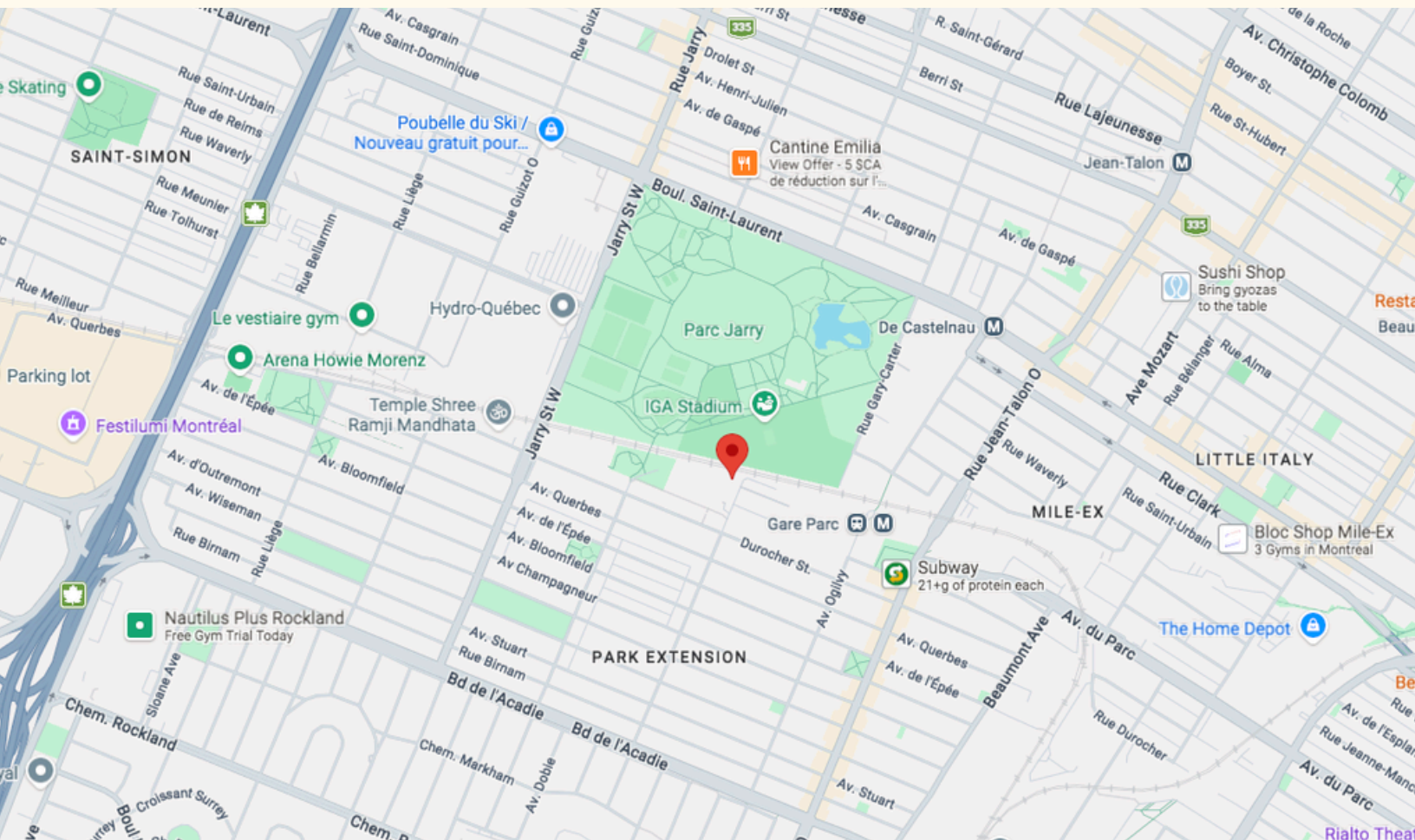
# 403-409 RUE ST-ROCH

## MONTRÉAL, QUÉBEC

Sales activity for industrial, light industrial, and flex properties in Parc-Extension during the current quarter continues to reflect broader Greater Montreal industrial market conditions. The submarket contains a limited supply of purpose-built industrial buildings and is influenced by nearby central and mid-island industrial areas. In 2025, rising availability and increased sublet space across the metropolitan area have contributed to slower absorption and reduced competitive tension among purchasers, resulting in a moderation of pricing momentum compared to prior years.

Transaction activity has softened, with both investors and owner-operators demonstrating increased selectivity and longer decision timelines. Owner-operators remain a meaningful component of demand in Parc-Extension, particularly for smaller light industrial and flex properties offering adaptable layouts, grade-level loading, and proximity to central Montreal. However, owner-occupiers have become more price-sensitive in the current interest-rate environment and are increasingly focused on functional utility, capital requirements, zoning conformity, and the ability to accommodate immediate or near-term operational needs.

Sale prices for industrial and flex properties have generally stabilized, with limited upward pressure and, in some cases, modest downward adjustments where vacancy, short lease terms, or deferred maintenance are present. Properties that are vacant or partially vacant often attract owner-operators seeking operational control and long-term cost certainty, though pricing reflects conservative underwriting assumptions. Overall, market conditions for industrial, light industrial, and flex property sales in Parc-Extension this quarter may be characterized as balanced to slightly buyer-leaning, with values primarily supported by local owner-occupier demand and in-place income rather than speculative appreciation.



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MONTREAL, QUEBEC



## DESCRIPTION DE LA PROPRIÉTÉ / PROPERTY DETAILS

Superficie du bâtiment (pi²) | Available Area (sq. ft.) ± 24,424

Année construite | Year built 1989

Superficie du terrain (pi²) | Lot area (sq. ft.) ± 33,300

Nombre d'unités | Number of units 4

Zonage | Zoning C-2

Hauteur libre (pi) | Clear Height (ft.) 9' - 19.9"

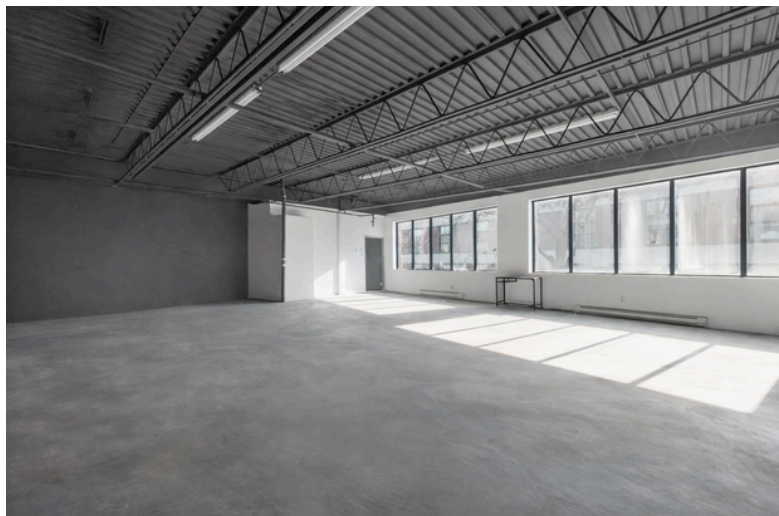
Porte au sol | Drive-In Door 5

Quais de chargement | Truck-Level Doors 1

### Utility Meters:

Électricité | Electricity: 400AMP | 600V,

Gas: Yes Oui



## INFORMATION FINANCIÈRE / FINANCIAL INFORMATION

Prix demandé | Asking Price \$ 5,600,000 + GST/ QST

Revenu net | Net revenue Contact us - Contactez-nous!

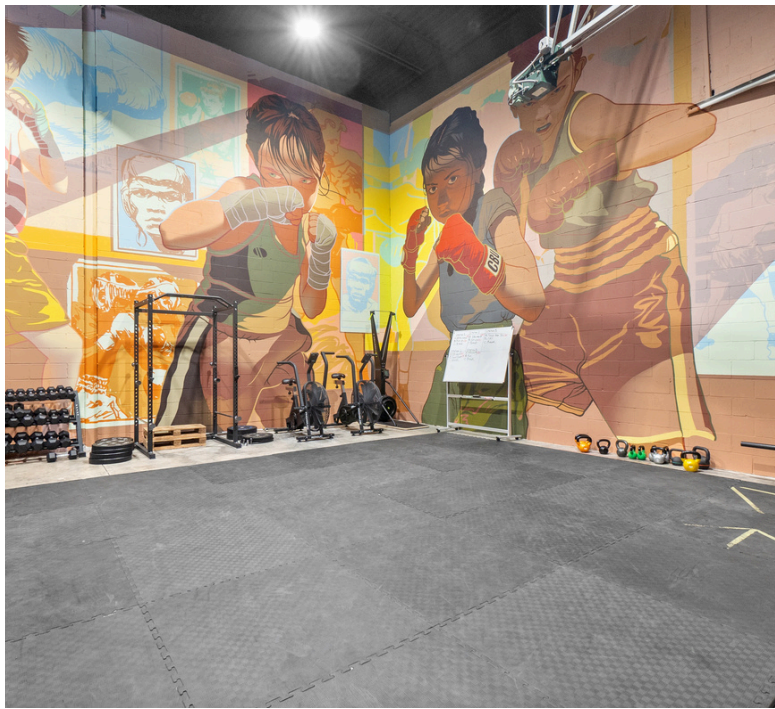
Taxes scolaire | School tax \$ 1,786

Taxes municipales | Municipal tax \$ 69,467



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MONTRÉAL, QUÉBEC



## RENT ROLL

UNIT	MONTHLY RENT	YEARLY RENT	SIZE (SQ.FT)	PRICE PER SQ.FT	End Date	NOTE
Rogers	\$1,732.69	\$ 20,792.28	N/A	N/A	12/31/2027	
403 & 405 MMS	\$ 18,111.93	\$ 217,343.1	16, 178.7	± \$ 13	See Note*	Staying up to 3 years at ± \$ 13 per sq.ft
407 Vacant	\$ 6,431. 92	\$ 77,183	3,908	± \$ 19.75	N/A	
409 Gym	\$ 7.197.83	\$ 86,374	4,546	± \$ 19	03/31/2030	Rent increase on April 1 Annual rent increase of 3%

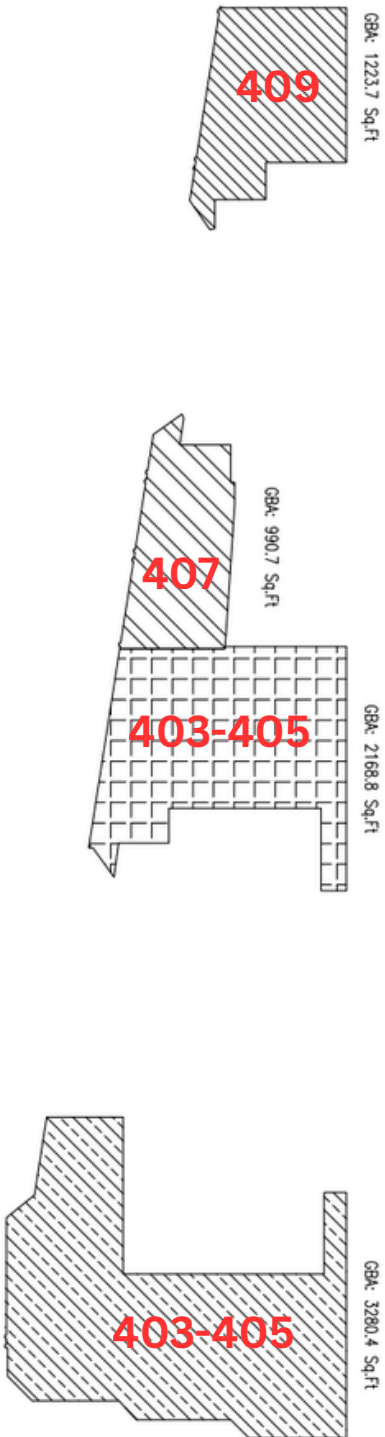
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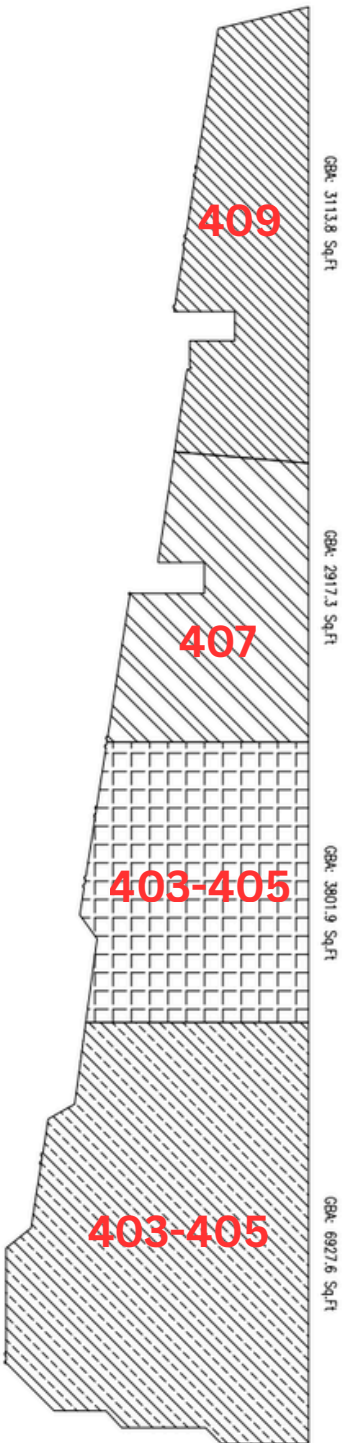


## PLAN DU SITE / PROPERTY PLANS - GBA

### MEZZANINE



### RDC GROUND FLOOR



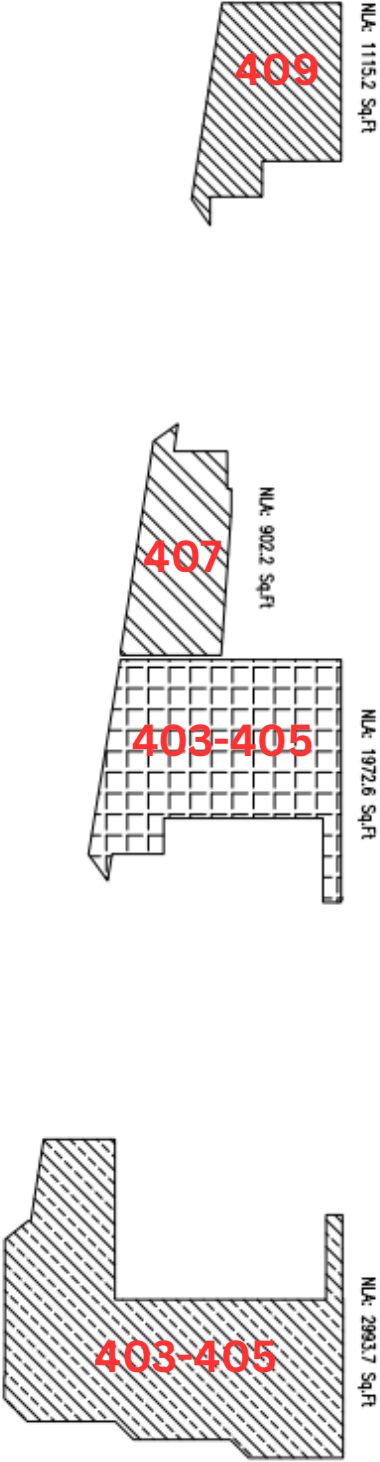
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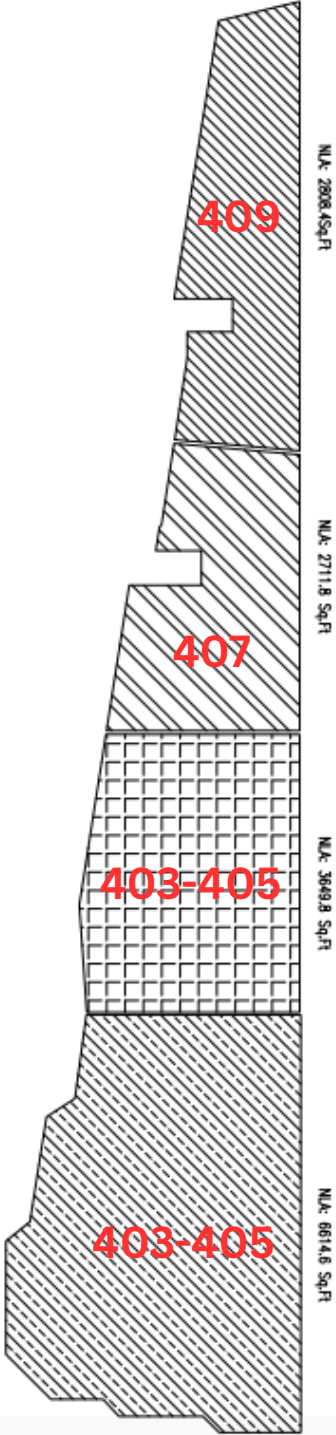


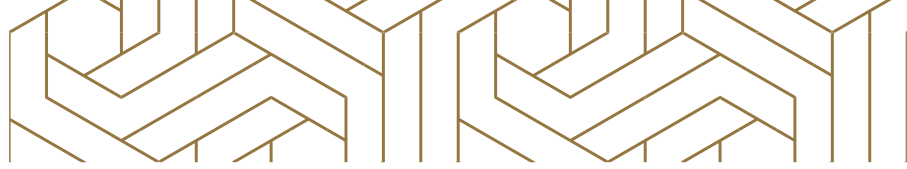
## PLAN DU SITE / PROPERTY PLANS - NLA

MEZZANINE



RDC GROUND FLOOR





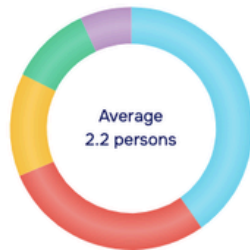
## Discover Montréal (Villeray/Saint-Michel/Parc-Extension)

Population (2021)	145,090
Population variation between 2016 and 2021	1%

Population density	8,799 hab/km <sup>2</sup>
Unemployment rate (2021)	12%

- Age
- Incomes
- Household**
- Family
- Occupation
- Construction
- Housing

### Household Size



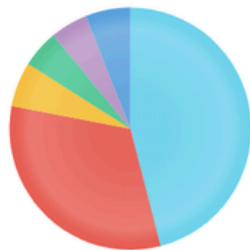
1-person households	41%
2-person households	29%
3-person households	14%
4-person households	11%
5-person or more households	7%

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### Construction Date



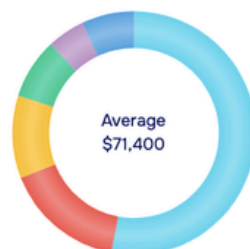
Before 1960	46%
Between 1961 and 1980	32%
Between 1981 and 1990	6%
Between 1991 and 2000	5%
Between 2001 and 2010	5%
Between 2011 and 2021	6%

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### Household Income



Less than \$60,000	53%
Between \$60,000 and \$80,000	16%
Between \$80,000 and \$100,000	11%
Between \$100,000 and \$125,000	8%
Between \$125,000 and \$150,000	5%
More than \$150,000	7%



Communiquez avec nous:  
Contact us:

**Samuel Benizri**

Courtier immobilier Commercial & Résidentiel  
Commercial & Residential Real Estate Broker  
514 629 9366  
samuelbenizri@kw.com