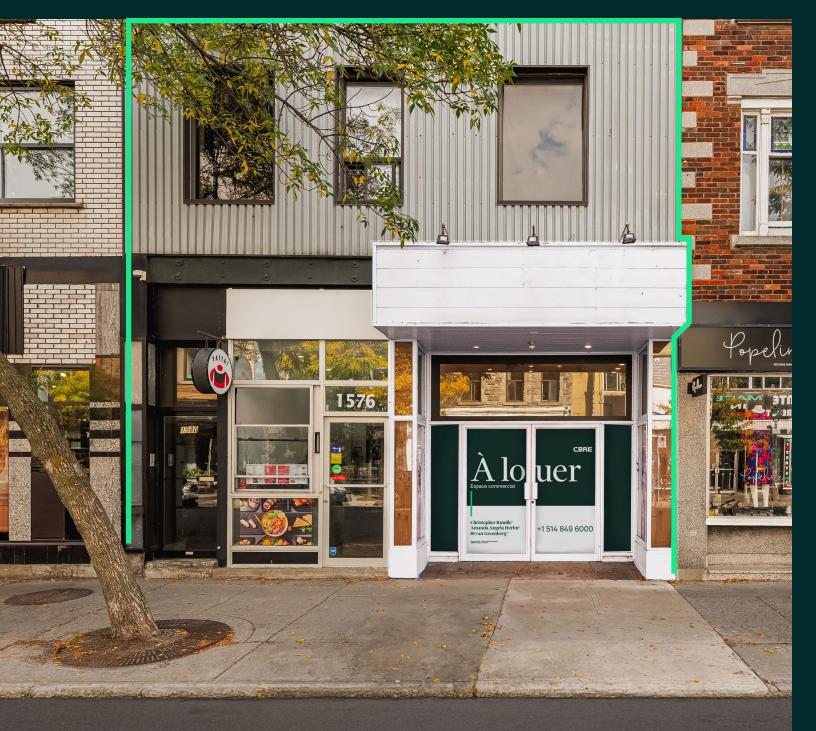


## Semi-commercial Property for Sale

1574-1580 Mont-Royal Avenue East, Montreal



# The Offering

The 1574-1580 Mont-Royal Avenue East is a three-storey semi-commercial building located between Marquette and Fabre streets in the borough of Le Plateau-Mont-Royal. The 1574-1580 Mont-Royal Avenue East is composed of two commercial units on the ground floor and three residential units on the upper floors.

The ground floor retail space is ideal for a café, restaurant, or showroom. The upper floors consist of three residential units, providing a comfortable living space in a highly sought-after neighborhood.



These units are large and well-maintained over the past years. This asset is an ideal investment for a private investor or a small-cap real estate investment company.

### Property Overview

Address	1574-1580 Mont-Royal Avenue East
Legal Description	Lot #1 885 570
Matricule	9843-95-1736-2-000-0000
Land Area	2,535 sq. ft.
Total Building Area	6,465 sq. ft.
Construction	1922
Zoning	C.4 & H
Commercial Units	2
Residential Units	3
Sale Price	\$2,500,000

## Demographics & Statistics



Median Age: 35



Average Income per Household: \$104.268



Total Population: 308,435



Average Persons Per Family: 1,83



### Location



#### Contact Us

**Christopher Rundle** 

Vice President Real Estate Broker +1 514 375 0818 christopher.rundle@cbre.com Bryan Greenberg

Associate Vice President Commercial Real Estate Broker +1 514 375 2507 bryan.greenberg@cbre.com Amanda Angela Herbu

Associate Commercial Real Estate Broker +1 514 375 0456 amanda.herbu@cbre.com

CBRE Limited, Real Estate Agency | 1250 René-Lévesque Blvd. West, Suite 2800 | Montréal, Québec H3B 4W8 | +1 514 849 6000 | www.cbre.ca

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