

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

1574-1580 Mont-Royal Avenue Est
Montréal



Contact Us

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