

For Sale | Mixed-Use Building for
Repositioning with City Accepted Plans

CBRE

6554-6556

Saint-Hubert Street

Montréal, Québec



PRIVATE CAPITAL GROUP

Rare opportunity to acquire a building with accepted plans to reposition into a mixed-use, commercial and residential property. Anchored by a AAA tenant secured for 7 years.

Property Overview

For Sale | Mixed-Use Building
6554-6556 Saint-Hubert Street | Montréal, Québec



- + Located between Jean-Talon and Bellechasse streets, the property is at the heart of the action, with trendy new cafés, boutiques, art galleries and residential projects on every corner. With its unique canopy - the only one of its kind in Canada- offering protection from inclement weather, the area attracts thousands of visitors and shoppers each year.

- + 3-minute walk from the Beaubien metro station

- + 10-minute walk to the Jean-Talon Market

Information

Property

Building Area 27,294 sq. ft.

Land Area 8,175 sq. ft.

Frontage 75 ft.

Property Type Commercial

Year Built 1912

Lot Number 2 333 086

Zoning Information

Density 4.5

Maximum Height 12.5 m

Maximum Number of Floors 3

Coverage 100%

Zoning C.5B, C.2C:31-42, H

Area Distribution

Commercial

Basement: 4,459 sq. ft.

Ground Floor : ±8,100 sq. ft.

Residential Development

Second Floor : ±8,100 sq. ft.

Third Floor: ±8,100 sq. ft.

Common Mezzanine

Municipal Assessment (2021)

Land \$1,101,300

Building \$2,238,700

Total \$3,340,000



Investment Highlights

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Credit Tenant - Ardene

The property benefits from a stable, long-term lease with Ardene, a well-established Canadian fashion retailer. Ardene operates 250+ stores in Canada, the USA and internationally, showcasing a strong presence in the retail market. Known for its trendy and affordable products, Ardene appeals to a broad demographic and drives consistent foot traffic to its stores.

With a strong brand presence and continued expansion, Ardene ensures stability and reliability for property owners.



Project Details

- + Located in the section of Plaza Saint-Hubert where short-term rentals/apartment hotels are permitted
- + Elevator connecting the basement to the top floor
- + Wood and concrete structure
- + 3 interior staircases

Commercial

Basement	± 4,459 sq. ft.	-
Ground Floor	± 8,100 sq. ft.	\$35.00 / sq. ft.



Residential Development

- + ± 16,200 sq. ft. plus mezzanine
- + Approved plans for 30 residential units
- + Average unit size ± 400 sq. ft.
- + Rooftop common area

Net Income
\$283,500

Elevation Plan

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Front

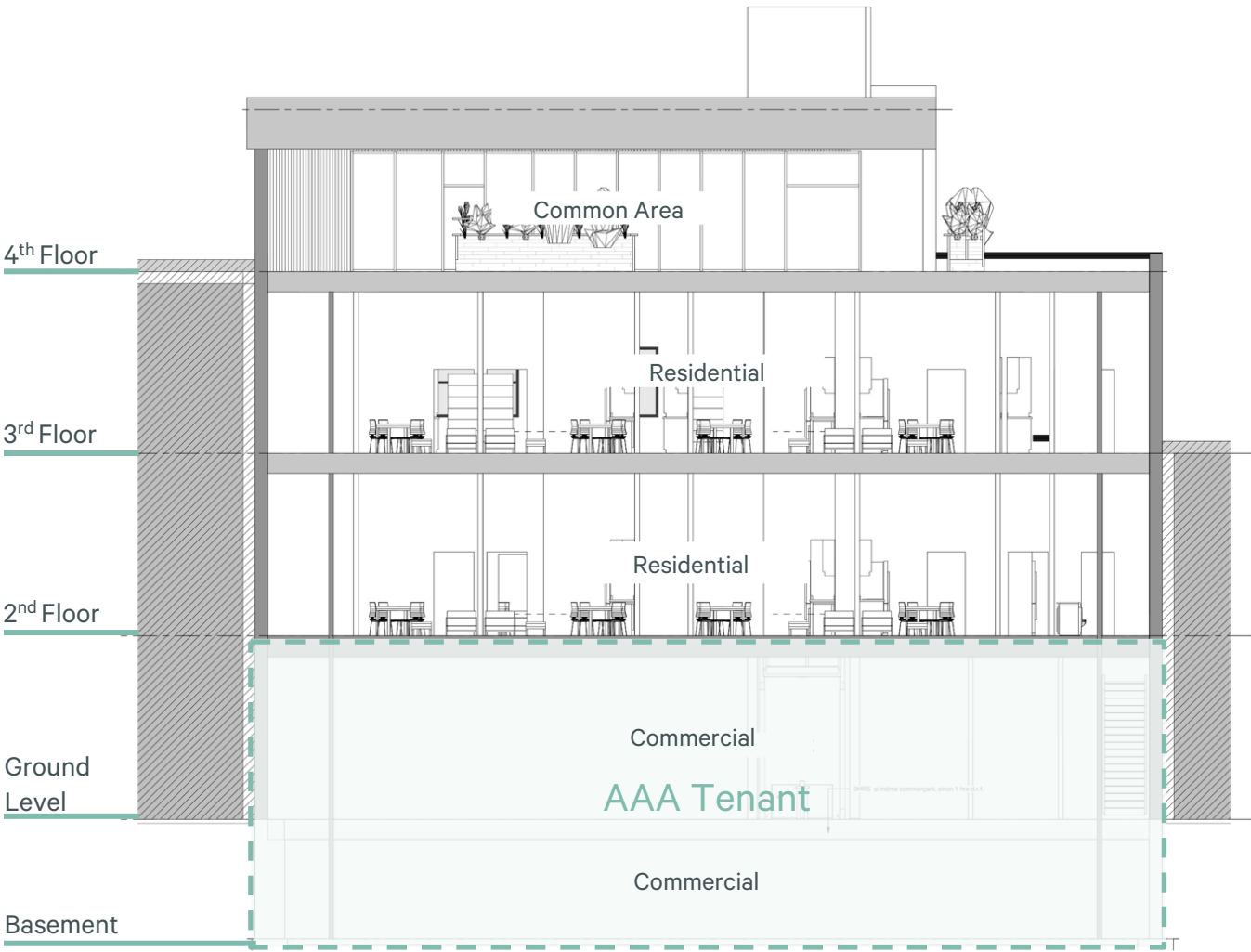


Back



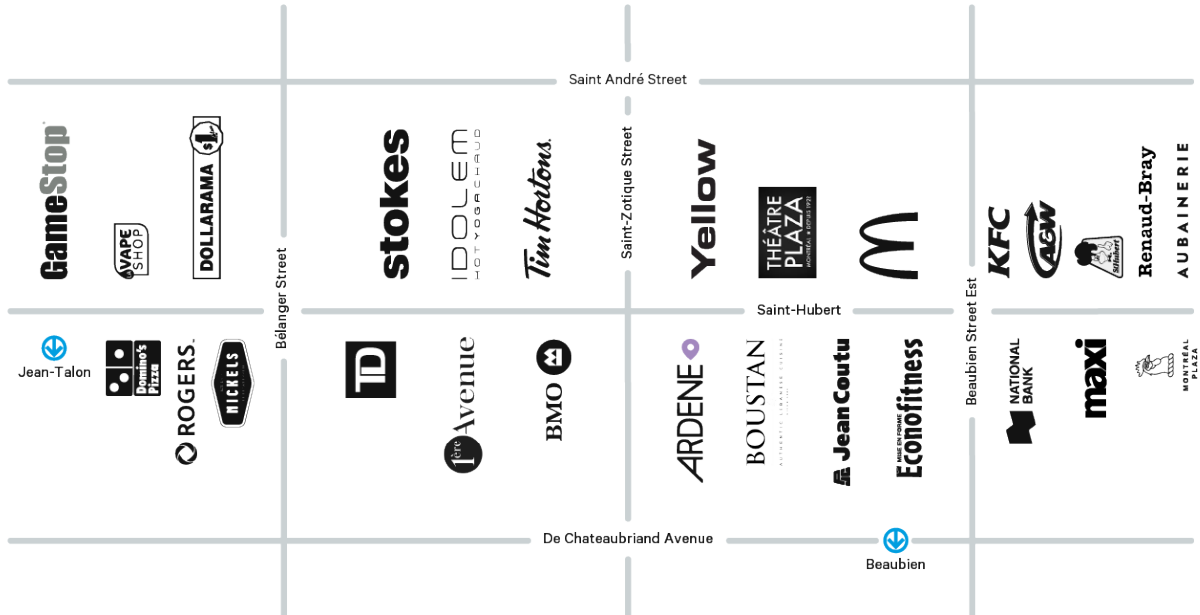
Usage Per Floor

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Location

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Beaubien Metro Station
3-minute walk

Jean-Talon Metro Station
12-minute walk



Bus lines
Bus 30, 95 and 361



Walk Score
92%

For more information



Anthony Kyriacou*
Vice President
Commercial Real Estate Broker
+1 514 574 0000
anthony.kyriacou@cbre.com



Giordano Cavaliere
Senior Financial Analyst
Commercial Real Estate Broker
+1 514 531 1189
giordano.cavaliere@cbre.com

*Commercial Real Estate Broker carrying out his activities with the business corporation Anthony Kyriacou Inc.

CBRE Limited, Real Estate Agency | 1250 René-Lévesque Boulevard West, Suite 2800 | Montreal, Quebec H3B 4W8 | www.cbre.ca

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