

FOR SALE

1186-1188 STE-CATHERINE STREET W. MONTRÉAL QC

PRIME COMMERCIAL INVESTMENT OPPORTUNITY
with a Valid CITQ Permit



Marcus & Millichap
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PROPERTY OVERVIEW

Positioned along prestigious Sainte-Catherine Street West, in the epicenter of downtown Montréal, 1186-1188 Sainte-Catherine Street West benefits from exceptional visibility, strong pedestrian traffic, and immediate access to the city's premier shopping, dining, entertainment, and transit amenities.

Anchored by Hotel Bakan, a distinguished boutique hospitality concept, the property features eight (8) impeccably appointed luxury suites complemented by a highly coveted ground-floor retail component fronting Sainte-Catherine Street West.

Originally constructed in 1928 and extensively repositioned through a comprehensive renovation program, the four-storey landmark encompasses approximately 13,527 square feet and seamlessly blends timeless architectural character with contemporary luxury. The asset caters to an affluent clientele seeking an elevated hospitality experience in the heart of Montréal's urban core.

Surrounded by Montréal's most prestigious retail brands, luxury hotels, corporate office towers, cultural institutions, and entertainment venues, the property is strategically positioned within a highly sought-after destination that attracts visitors, residents, and professionals year-round.

This offering represents a rare opportunity to acquire a trophy investment asset an institutional-quality property combining hospitality and retail excellence within one of Montréal's most prestigious and enduring commercial destinations.



PROPERTY DETAILS

Price: \$11,500,000

Property Type: Mixed-Use

Lot number: 1 340 062

Year built: 1928

Number of Floors: 4

Units: 2 (1 Commercial + 1 Residential unit)

Residential unit: operated as short-term rentals (Airbnb)

Building Size: 13,527 SF

Commercial area: 3,809 SF

Residential area: 9,718 SF



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HIGHLIGHTS



Situated on Sainte-Catherine Street West, Montréal's most iconic and sought-after retail corridor, offering unmatched visibility and continuous pedestrian flow



Anchored by Hotel Bakan, featuring eight (8) high-end, fully renovated apartments designed to meet the expectations of a modern, upscale clientele



Street-level commercial unit with strong frontage and branding exposure, benefiting from one of the highest-traffic arteries in the city



Recently renovated building combining historic architecture (1928) with contemporary finishes, requiring minimal immediate capital investment



Diversified income profile through a blend of hospitality and retail, enhancing revenue resilience and long-term value



Four (4) storeys totaling 13,527 square feet, offering a well-balanced footprint in a dense urban environment

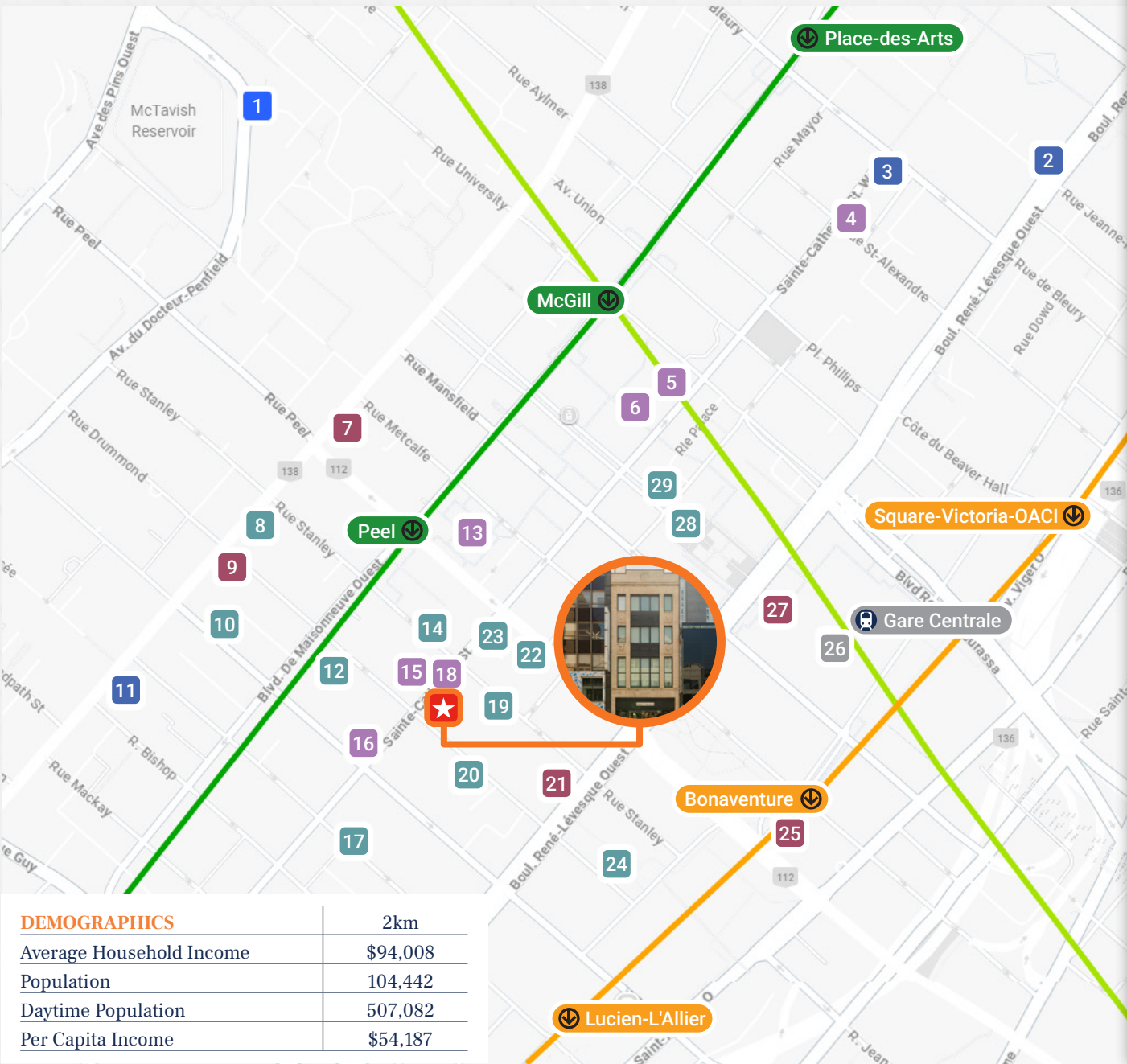


Rare opportunity to acquire a design-forward, income-generating asset in the heart of downtown Montréal



Immediate proximity to major transit nodes, luxury retail, dining, and Montréal's key commercial and cultural destinations

LOCATION OVERVIEW



DEMOGRAPHICS	2km
Average Household Income	\$94,008
Population	104,442
Daytime Population	507,082
Per Capita Income	\$54,187

LEGEND

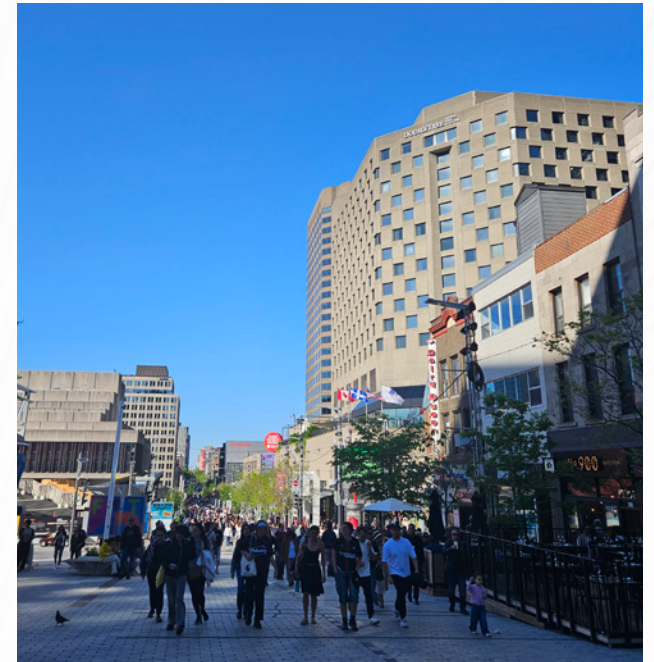
- ★ 1186-1188 Ste-Catherine Street W.
- 1 McGill University
- 2 Desjardins
- 3 Royal Bank
- 4 Pharmaprix
- 5 Sephora
- 6 Eaton centre
- 7 Hôtel Omni Mont-Royal
- 8 Amea Café
- 9 Ritz Carlton
- 10 Cloakroom Bar
- 11 The Montreal Museum of Fine Arts
- 12 Bar George
- 13 Les Cours Mont-Royal
- 14 Deville Dinerbar
- 15 Browns Shoes
- 16 Apple Store
- 17 Gyu-Kaku Japanese
- 18 Victoria's Secret
- 19 Le Classico Restaurant
- 20 Escondite Drummond
- 21 Le Centre Sheraton Hotel
- 22 Five Guys
- 23 Reuben's Deli
- 24 Lucille's
- 25 Montréal Marriott Champlain
- 26 Gare Centrale (REM)
- 27 Fairmont Le Reine Elizabeth
- 28 Les Enfants Terribles + Hiatus Restaurants
- 29 Enoteca Monza

SAINTE-CATHERINE STREET – DOWNTOWN MONTRÉAL

Sainte-Catherine Street West stands as Montréal's most prestigious and iconic retail corridor, at the heart of Downtown Montreal. Renowned for its concentration of flagship stores, luxury brands, and high-profile commercial spaces, the street defines the city's retail identity.

Driven by exceptional pedestrian traffic and anchored by destinations such as the CF Montréal Eaton Centre, Sainte-Catherine Street West offers unparalleled visibility and continuous urban energy.

Widely regarded as one of Canada's most important commercial arteries, it represents a benchmark location for prestige retail and long-term value.



FINANCIAL OVERVIEW

Valuation - CMHC Normalization

Operating Statement

Income Statement Date 2026-05-01

REVENUE	Commercial	Ratios
Gross Potential Rental Income	\$ 839,972	80.2%
Additional Commercial Income	\$ 207,470	19.8%
Other Income	\$ -	0.0%
Gross Income	\$ 1,047,442	100.0%
Commercial Vacancy	\$ -	0.0%
Effective Gross Income	\$ 1,047,442	100.0%

EXPENSES	Commercial	Expense Ratios
Municipal Taxes	\$ (280,440)	26.8%
School Taxes	\$ (6,549)	0.6%
Insurance	\$ (28,000)	2.7%
Utilities	\$ (1,800)	0.2%
Maintenance and Repair	\$ (17,000)	1.6%
Other	\$ -	0.0%
Total Operating Expenses	\$ (333,789)	31.9%

NOI	\$ 713,653	68.1%
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GALLERY



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