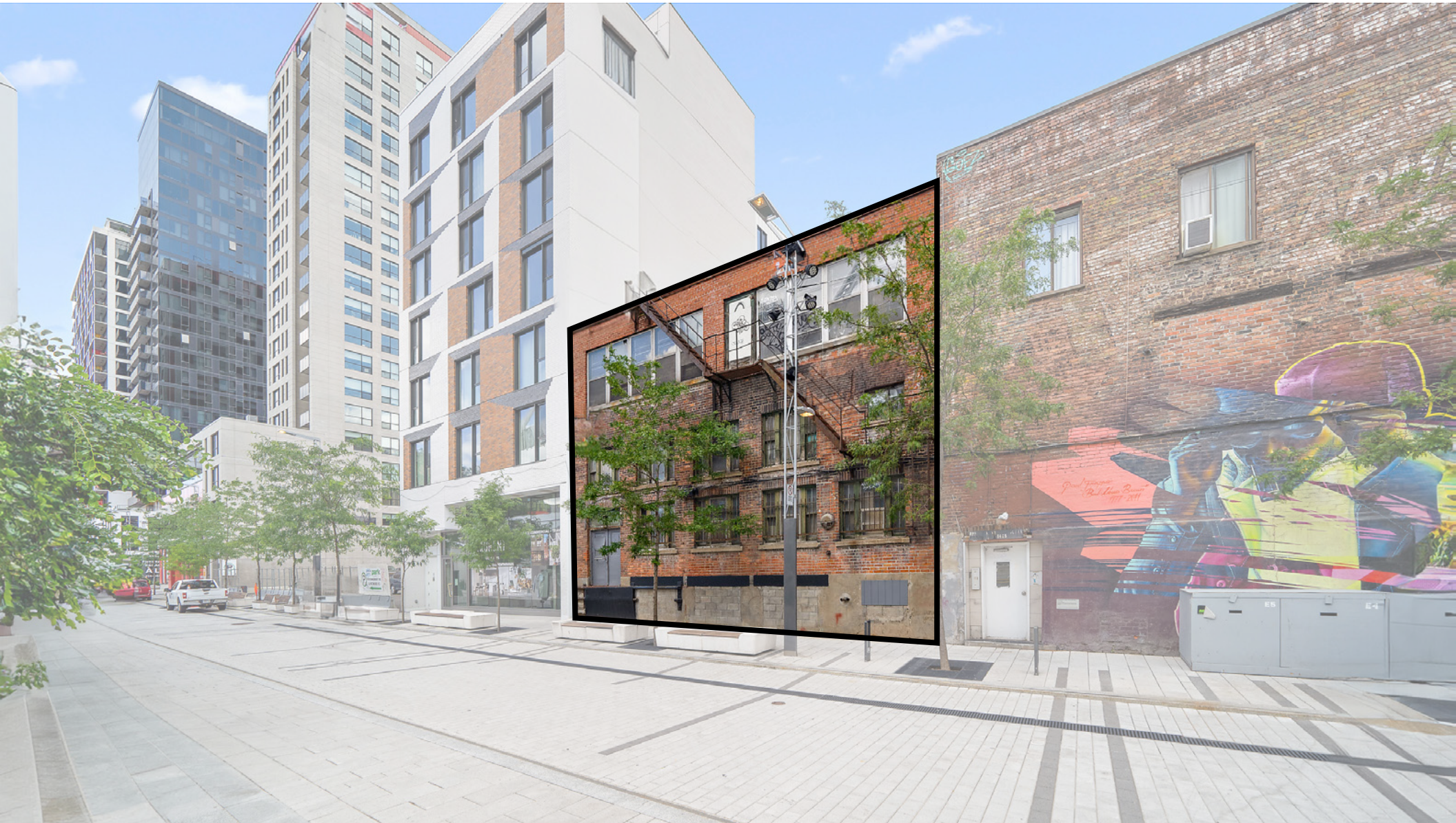




Development site for sale

1416-1420 Saint-Laurent Boulevard
Montréal, Québec





Rare development opportunity in one of the most lively and visited areas of the city of Montréal, Québec

The opportunity

Executive summary

Avison Young is proud to present this opportunity to acquire a property dedicated to a mixed development including a 5,250 square foot lot, ideally located in one of the liveliest areas of the city. The zoning in place allows for residential, commercial or industrial uses and a maximum height of 23 meters (± 75.5 feet) as well as buildable area of up to $\pm 31,500$ sf based on the maximum permitted density of 6.

1416-1420, boulevard Saint-Laurent is located opposite the St-Laurent metro station, between De Maisonneuve Boulevard and Sainte-Catherine Street, in the heart of the Quartier des Spectacles and its many festivals. The property benefits from frontage on St-Laurent Boulevard, as well as on Clark Street and the "Esplanade Tranquille" portion of the Quartier des Spectacles.

The Quartier des Spectacles welcomes and fascinates Montrealers and visitors with its 80 venues, its 8 lively public squares and no less than 40 festivals, all year round.



Property summary

Civic address	1416-1420 Saint-Laurent Boulevard, Montréal	Number of floors	Eastern part (Saint-Laurent side): 4 Western part (Clark side): 3
Borough	Ville-Marie	Land area	487.8 sq.m. (±5,250 sf) as per certificate of location
Legal designation	Renovated lot 2 160 633, Cadastre of Québec	Frontage	13.05 meters (±42.8 feet) along St-Laurent Boulevard and 12.89 meters (±42.3 feet) along Clark Street
Year built	1870 (as per City's assessment roll)	Zoning, permitted uses	Zone M.7C allowing residential, commercial and industrial uses
Building area	1,340 sq.m. (±14,424 sf) as per City's assessment roll		



Municipal assessment and taxes

Assessment roll	2022-2023-2024	Municipal taxes (2024)	\$58,194
Municipal assessment, Land	\$1,756,100	School tax (2024-2025)	\$1,765
Municipal assessment, Building	\$286,200	Total taxes	\$59,959
Total municipal assessment	\$2,042,300		

Zoning

Urban planning by-law, Borough of Ville-Marie, City of Montréal

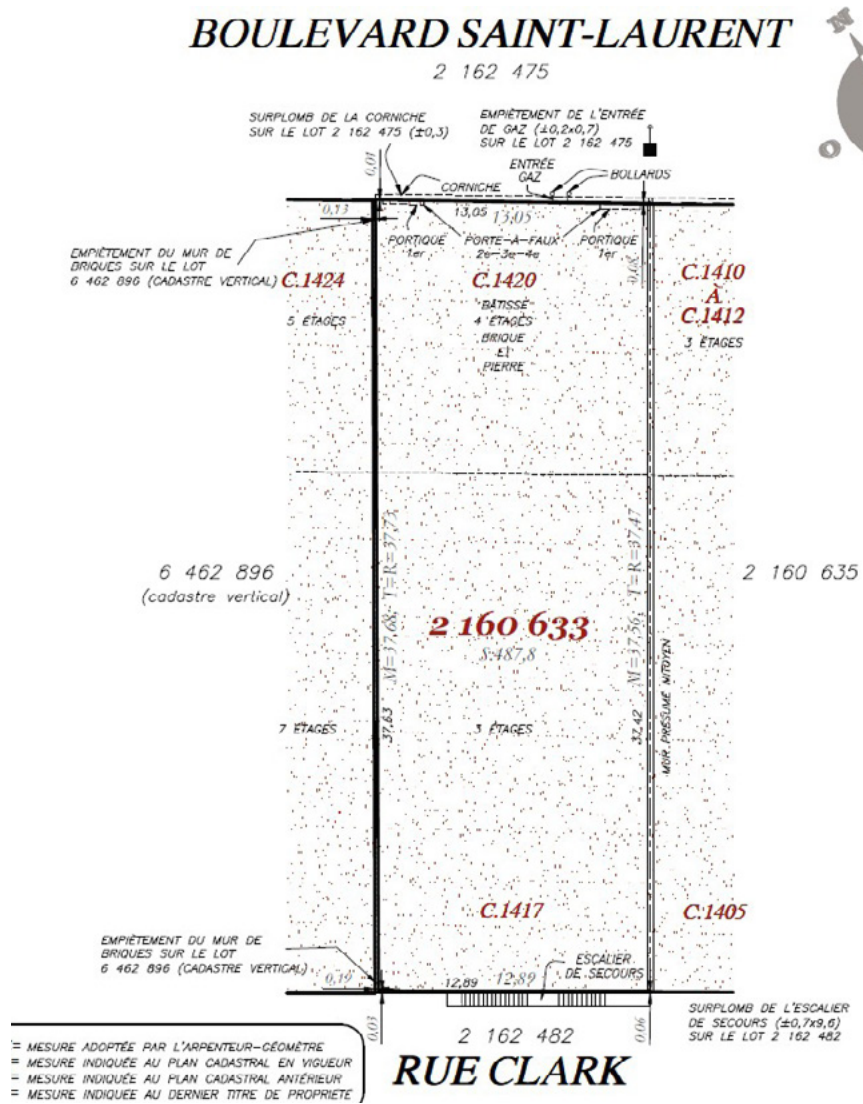
Zone	Zone 0305 of the urban planning by-law (#01-282 as amended) of the Borough of Ville-Marie	
Permitted uses	Zone M.7C: Mixed zone authorizing businesses and medium intensity services: a large variety of residential uses, as well as commercial and industrial uses are authorized	
Density and site coverage	Maximum density (F.A.R.) : 6	Maximum site coverage ratio: 100%
Heights	Minimum height: 11 metres (±36.1 feet)	Maximum height : 23 metres (±75.5 feet)
Setbacks	Minimum lateral setback: 3 meters	Minimum rear setback: 4 meters

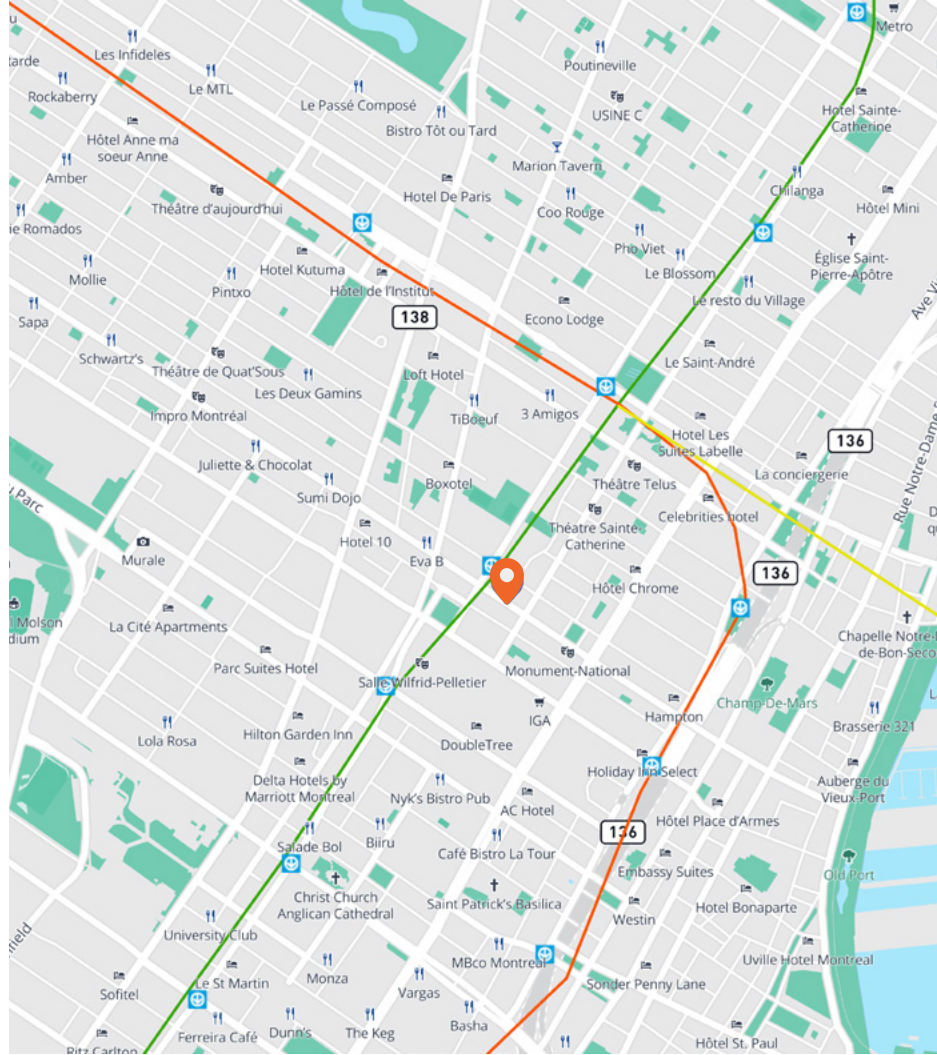


1416-1420
Saint-Laurent Boulevard



Site plan





The area

In the heart of the action

The property is located in the heart of the Quartier des Spectacles neighbourhood in the Ville-Marie borough of the city of Montréal, next to the most recent public space known as Esplanade Tranquille.

With its several entertainment, dining, cultural, shopping, and hospitality options in the close vicinity, the Quartier des Spectacles is truly considered as the city's cultural centre. In one square kilometre, is located the highest concentration and the greatest diversity of cultural venues in North America. At any time of day or year, Montrealers and visitors can benefit from the Quartier des Spectacles and its 8 vibrant public spaces and 40 festivals. The public can discover multiple artistic displays that highlight the Quartier's effervescence and mirror the vitality of the neighbourhood.

The property is also located a stone's throw away from the St-Laurent subway station, which is situated at the southeast intersection of De Maisonneuve and Saint-Laurent boulevards.

The immediate neighborhood also witnessed over the past 5-10 years the redevelopment and construction of several residential and mixed-use projects. Hence, the property would be meant to be redeveloped into a similar project.

The central location provides the property with excellent visibility in the heart of a well-established mixed use sector

The area

Festivals and events

Festivals in Montréal attract millions of visitors annually, contributing significantly to the local economy. The Quartier des Spectacles is a key player in Montréal's cultural life, enhancing the city's reputation as a global arts hub.

Typically held in late June to early July Montréal International Jazz Festival is the world's largest jazz festival. It features over 3,000 artists from around 30 countries and attracts millions of visitors. This festival alone brings in over \$200 million annually.

Among others, Montréal also hosts Just for Laughs, the world's largest international comedy festival, showcasing stand-up comedy, theatrical performances, and variety shows, held later in July. Running from late February to early March, Montréal en Lumière is a winter festival celebrating arts, culture, and gastronomy.

Overall, the Quartier des Spectacles and its surrounding festivals and events make Montréal a dynamic city with a rich cultural calendar.



The area

Esplanade Tranquille

Esplanade Tranquille is situated only steps away from the property, on Clark Street between Sainte-Catherine Street and De Maisonneuve Boulevard

During the summer, the esplanade features a lush green area with seating, trees, and plants, creating a serene environment in the middle of the bustling city and hosts a range of community events and cultural activities, including outdoor performances, festivals, and markets.

During the winter months typically from November through March, the esplanade hosts a refrigerated outdoor skating rink open to public. It is one of the very few skating rinks in downtown Montréal and is a very popular venue since its initial opening in November 2022.

The rink is free to use and is equipped with rental skates. It is surrounded by festive lights and often features music, creating a lively and enjoyable atmosphere. During the skating season, various events and activities are organized, including themed skate nights and ice dance performances.



Photo: Ginabell Andujar, Unsplash

1416-1420
Saint-Laurent Boulevard



Terms & conditions of the sale process

Succession Salman Heskell Sleeman (the "Owner" or the "Vendor") has retained the services of **Avison Young Commercial Real Estate Services, LP** (the "Agency") as the exclusive real estate agency for the sale of the property located at **1416-1420 Saint-Laurent Boulevard (Borough of Ville-Marie)**, in the City of Montréal (Québec) described herein (the "Property").

Presentation of confidential information

This marketing flyer and the additional information contained within the on-line data room (the "Documentation") have been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

The information used to design this document comes from various sources believed to be reliable. However, neither the Owner nor the Agency makes any affirmations, declarations, or warranty, express or implied, as to the accuracy or completeness of any information or statements contained herein or otherwise provided. The Vendor and the Agency expressly disclaim all liability for any error or omission in the Documentation or in any other written and verbal communication sent to potential buyers or made available to them.

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If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or completeness. A prospective purchaser should not rely solely on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential purchasers are invited to submit a proposal through the Agency. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer's ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutors

All proposals should be addressed to Mr. Robert Metcalfe.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an "as-is, where-is" basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

Avison Young Commercial Real Estate Services
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Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4
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avisonyoung.ca

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