



Sylvain Michaud, Residential and Commercial Real Estate Broker
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Centris No. 26629886 (Active)

[See all pictures](#)



\$1,495,000 + GST/QST

4320-4324 Rue St-Denis
Montréal (Le Plateau-Mont-Royal)
H2J 2K8
Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Marie-Anne
Body of Water

Property Type	Triplex	Year Built	1900
Property Use	Residential and commercial	Lot Assessment	\$639,600
Building Type	Attached	Building Assessment	\$670,800
Total Number of Floors	3	Total Assessment	\$1,310,400 (114.09%)
Building Size	25.5 X 56 ft irr	Expected Delivery Date	
Living Area	3,548 sqft	Repossess./Judicial auth.	No
Building Area	1,183 sqft	Trade possible	
Lot Size	25.5 X 100 ft	Certificate of Location	Yes (2023)
Lot Area	2,550 sqft	File Number	
Cadastre	1203157 Cadastre du Québec	Occupancy	According to the leases
Zoning	Residential, Commercial	Deed of Sale Signature	60 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	4322	End of Lease	2026-06-30	Included in Lease	Hot water, Partially furnished
No. of Rooms	6	Monthly Rent	\$2,300	Excluded in Lease	
No. of Bedrooms (al3)	3	Rental Value			
No. Bath/PR	1+1	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Apt. No.	4320	End of Lease	2026-06-30	Included in Lease	Partially furnished
No. of Rooms	6	Monthly Rent	\$2,440	Excluded in Lease	
No. of Bedrooms (al3)	3	Rental Value			
No. Bath/PR	2+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Annual Potential Gross Revenue \$56,880 (2025-08-21)

Monthly revenues (commercial, industrial and office) - 1 unit(s)

Type	Commercial	Monthly Rent	\$4,600	Included in Lease	Heating, Outdoor parking (5), Water taxes, Electricity, Air conditioning, Hot water, Indoor parking (0)
Unit Number	4324	Type of Lease	Gross	Excluded in Lease	
Firm Name		Rental Value			
Area	1,183 sqft	Renewal Option	Yes (1 year)		

Lease	2023-11-01 to 2026-05-31	Block Sale	
Annual Potential Gross Revenue			\$55,200 (2025-08-21)

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Aluminum, Brick, Slate	Parkg (total)	Driveway (5)
Dividing Floor	Wood	Driveway	
Windows	PVC	Garage	
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Floor Covering	Ceramic, Laminate floor, Wood	Distinctive Features	
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, Metro, Park, Public transportation, University
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity	Signs allowed, Wall-mounted heat pump	Occupancy	
Building Amenity	Balcony/terrace, Outdoor storage space, Indoor storage space		
Mobility impaired accessible			

Inclusions
Apartment 4320: Stove, microwave, dishwasher, refrigerator, washer and dryer, heat pump, water heater. Apartment 4322: Stove, microwave, dishwasher, refrigerator, washer and dryer. In apartment 4324 (commercial space): a heat pump and a water heater.

Exclusions
Personal belongings of residential tenants. Furniture, equipment, and all inventory of commercial tenant Mycoboutique Inc.

Remarks
Just steps from the Mont-Royal metro station, this beautiful semi-commercial 3-plex with a slate attic is perfect for your future business or a solid, secure investment. Its magnificent façade, the most rustic on St-Denis Street, attracts the attention of many passersby day after day.

Addendum
THE AREA
St-Denis Street was transformed in 2020, with new urban developments, a now popular bike path, wide sidewalks, and a new dynamism for customers and merchants. Located near Marie-Anne Street, in the heart of the Plateau, with excellent visibility, pedestrian, cyclist, and car traffic are all very high.

Other attractive businesses in the neighborhood include Fido, Rogers, Bell Mobility, Shop Santé, Fuzz Wax Bar, Renaud-Bray, A & W, Poulet Rouge, McDonald's, Boutique Courir, Rachele Bery, and more.

This area is easy to rent, with commercial space, residential apartments, and parking spaces in high demand.

THE COMMERCIAL SPACE
1183 sq ft on the ground floor, plus a finished basement with exterior exit for deliveries and storage. The entire backyard,

exclusively rented to the commercial tenant, allows parking for up to 5 cars.

Available to the new owner on June 1, 2026, or before or after, subject to an agreement between the current occupant and the future buyer.

\$4,600/month (+ GST/QST) until May 31, 2026. One-year renewal option.

The tenant pays their share of non-residential taxes. That's \$ 11,530 (for 2025). The landlord pays the commercial premises' electricity costs. The premises' hot water tank also provides hot water for the second-floor apartment.

RESIDENTIAL UNITS

- 4322 (2nd floor)
- \$2,300/month ± 1,183 sq. ft. + sunny side terrace.
- 3-bedroom, 1 bathroom and 1 powder room.

- 4320 (3rd floor)
- \$2,440/month ± 1,183 sq. ft. + sunny side terrace.
- 3-bedroom, 2 bathrooms and a heat pump.

Gross annual income : \$123,610.

(\$112,080 in rent plus \$11,530 in municipal tax recovery).

IMPROVEMENTS

- Main drain replaced (Oct. 2019 - \$3,250);
- Finished basement;
- Basement staircase completely redone (Dec. 2022 - \$36,392);
- Rear balconies replaced with decks and new staircase (July 2017 - \$44,265);
- Heat pump 3rd floor (April 2019 - \$7,982);
- Heat pump commercial space (October 2024 - \$16,733);
- New electric furnace commercial space (October 2024);
- New water heater in 4320 and plumbing work (April 2019 - \$2,044);
- sanding floors at 4320 (June 2016 - \$1,910).

A written agreement exists between the seller and the neighbor for the sharing of space in the former common fire escape .

Tenants and employees love this area, with the multitude of services on St-Denis Street and, its proximity to the three metro stations: Laurier, Mont-Royal, and Sherbrooke. A major commercial street, enjoying high traffic.

N.B.

The roof will be renovated using a white elastomeric membrane this spring of 2026.

A grant for work on the building through the Commerce-Montréal program would likely be possible. Please check with the Plateau Mont-Royal borough; the seller provides no guarantees to this effect or that the new buyer would be eligible .

Sale without legal warranty of quality, at the buyer's own risk.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's own risk.

Seller's Declaration

Yes SD-40910

Source

RE/MAX DU CARTIER INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

Financial Summary

4320-4324 Rue St-Denis Montréal (Le Plateau-Mont-Royal) H2J 2K8

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