

2330 SHERBROOKE ST. WEST, MONTREAL, QC

2330

SHERBROOKE WEST

*Flawless Location.
Stunning Architecture.
Significant Upside.*

One-of-a-Kind Repositioning
Opportunity

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Colliers



Executive Summary

2330 Sherbrooke Street West

Colliers is proud and honoured to exclusively represent Les Sœurs de la Congrégation de Notre-Dame in the sale of 2330 Sherbrooke Street West, the Congregation’s headquarters.

The property comprises a beautiful 4-floor building surrounded by lush greenery, mature trees and convenient exterior parking. The building totals close to 81,000 square feet and has been impeccably maintained over the years with several major renovations including the roof and exterior façade.

Subject to municipal approval, the site may allow for densification and ensuing upside potential.

This one-of-a-kind property boasts an exceptional location at two of downtown Montreal’s main arteries, Sherbrooke Street West and Atwater Avenue. Excellent transportation links provide easy access in and out of the Central Business District, and further via Highways 15 and 20. In addition, Atwater metro station is within short walking distance.

The opportunity at a glance



One-of-a-kind repositioning opportunity with potential to densify



A high-end property with unique character



Well-maintained indoor and outdoor spaces



Prime location in Shaughnessy Village – at the gateway to Westmount



4-minute walk to Atwater metro station

Property Overview

2330 Sherbrooke Street West - Montreal



2330 Sherbrooke West holds a treasured position in Montreal's architectural landscape. The building was constructed between 1911 and 1913 and designed by the architectural firm Marchand & Haskell, including its two original wings. It remains a distinguished example of early 20th-century architecture in the city.



Uniquely positioned at the intersection of Sherbrooke Street and Atwater Avenue, 2330 Sherbrooke West boasts a prestige location at the edge of Montreal's Shaughnessy Village and the City of Westmount.

The Property's wrought-iron gates proudly open to carefully landscaped grounds with mature trees surrounding an elegant U-shaped building totaling more than 80,000 SF.

Pending municipal approval, there may be a significant opportunity to densify, as detailed further in this document.

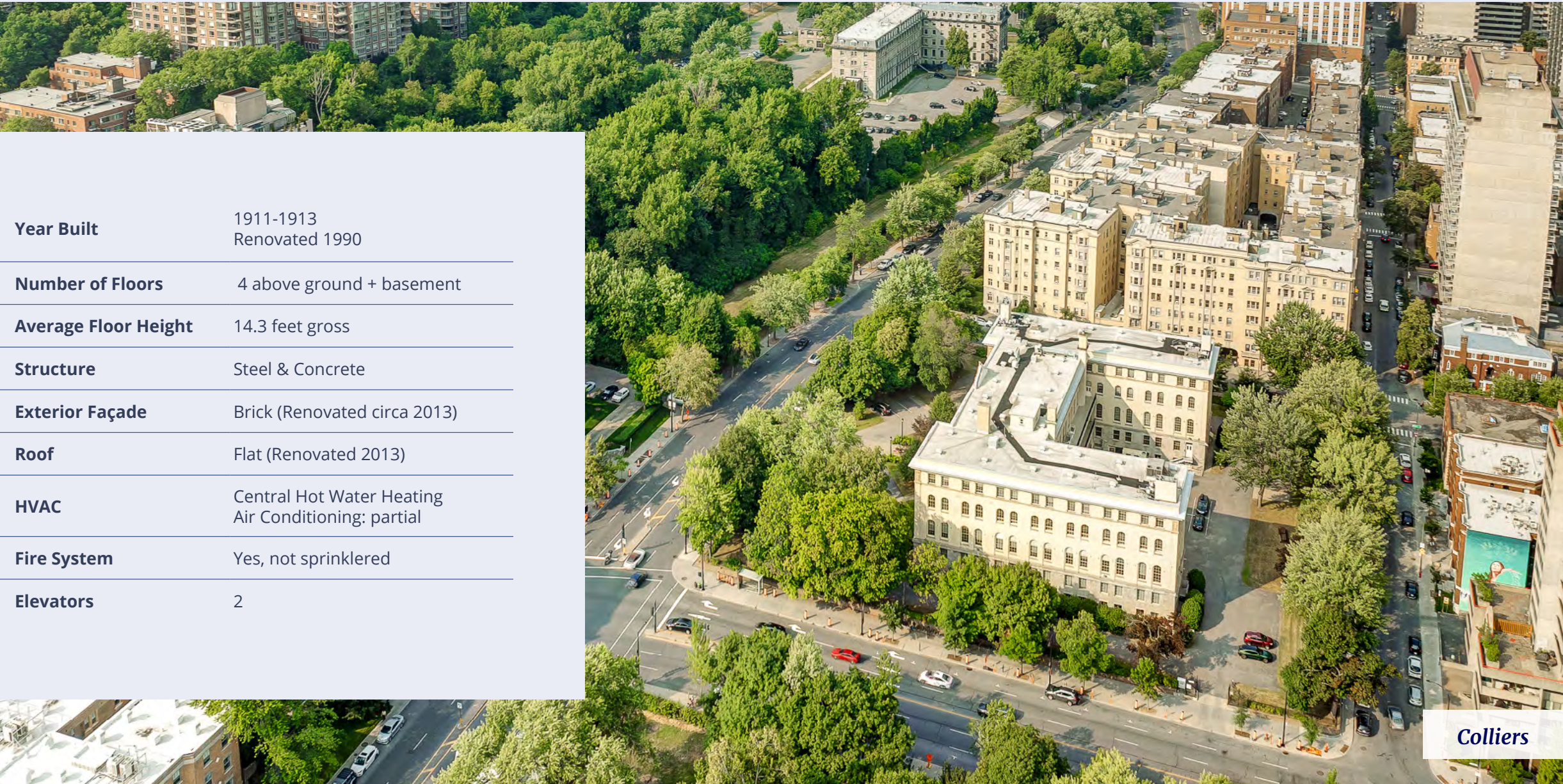
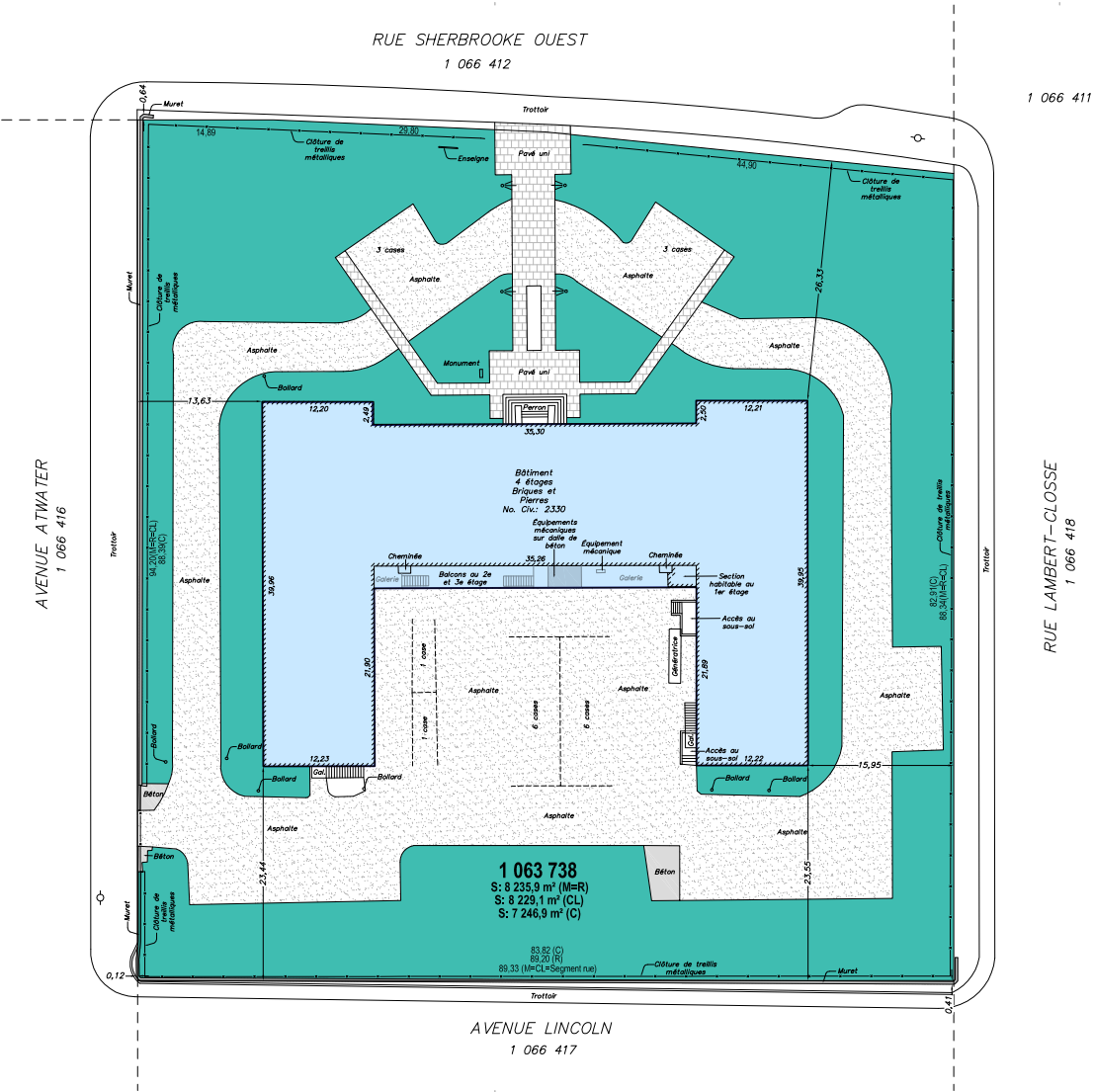
PROPERTY INFORMATION

Address	2330 Sherbrooke Street West, Montreal (QC)
Lot Number	1 063 738
Building Area	± 80,907 sq. ft. incl. basement
Total Land Area	88,651 SF
Façade	964 feet fronting Sherbrooke St.
Current Zoning	Institutional

Property Overview

Technical Specifications

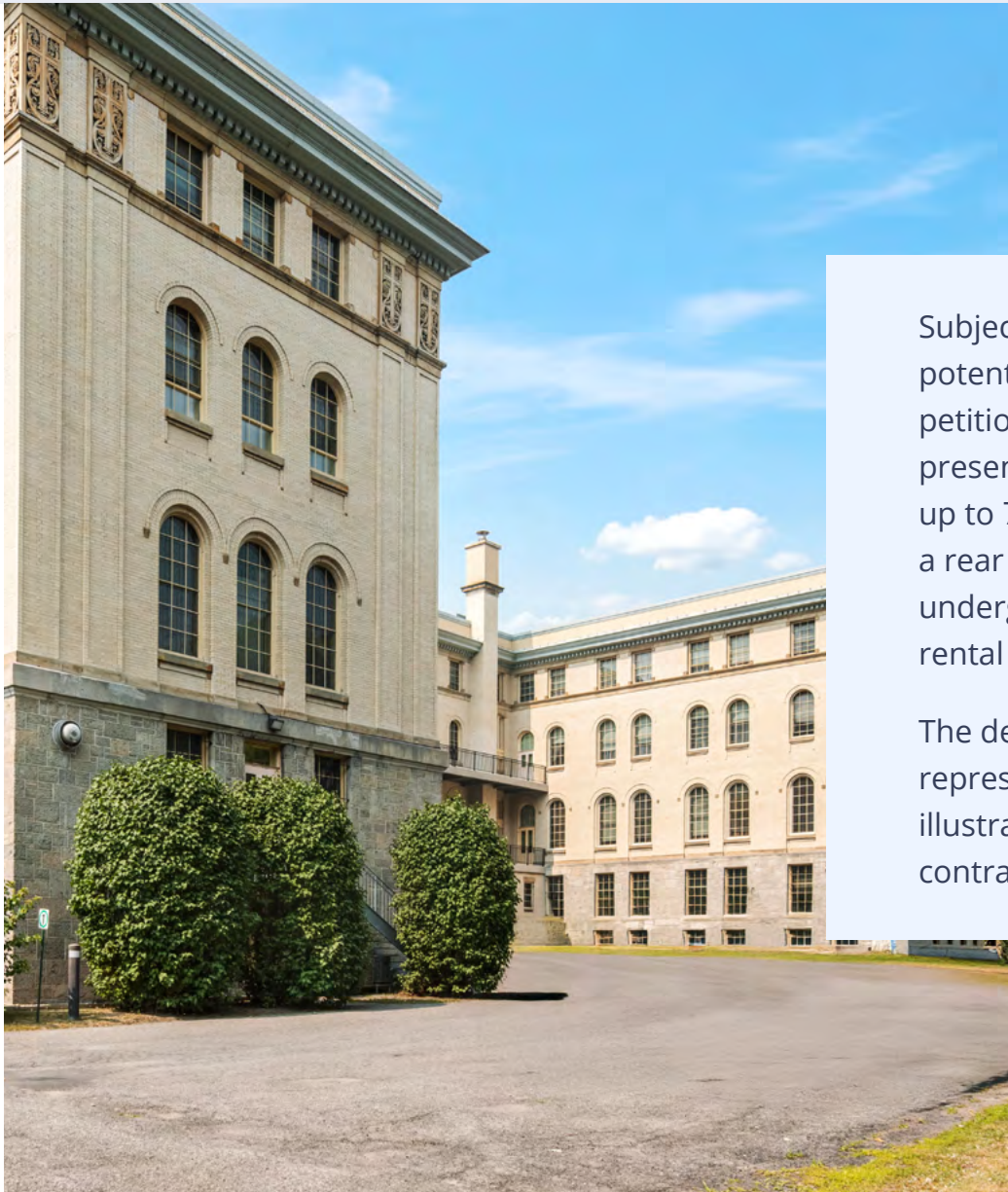
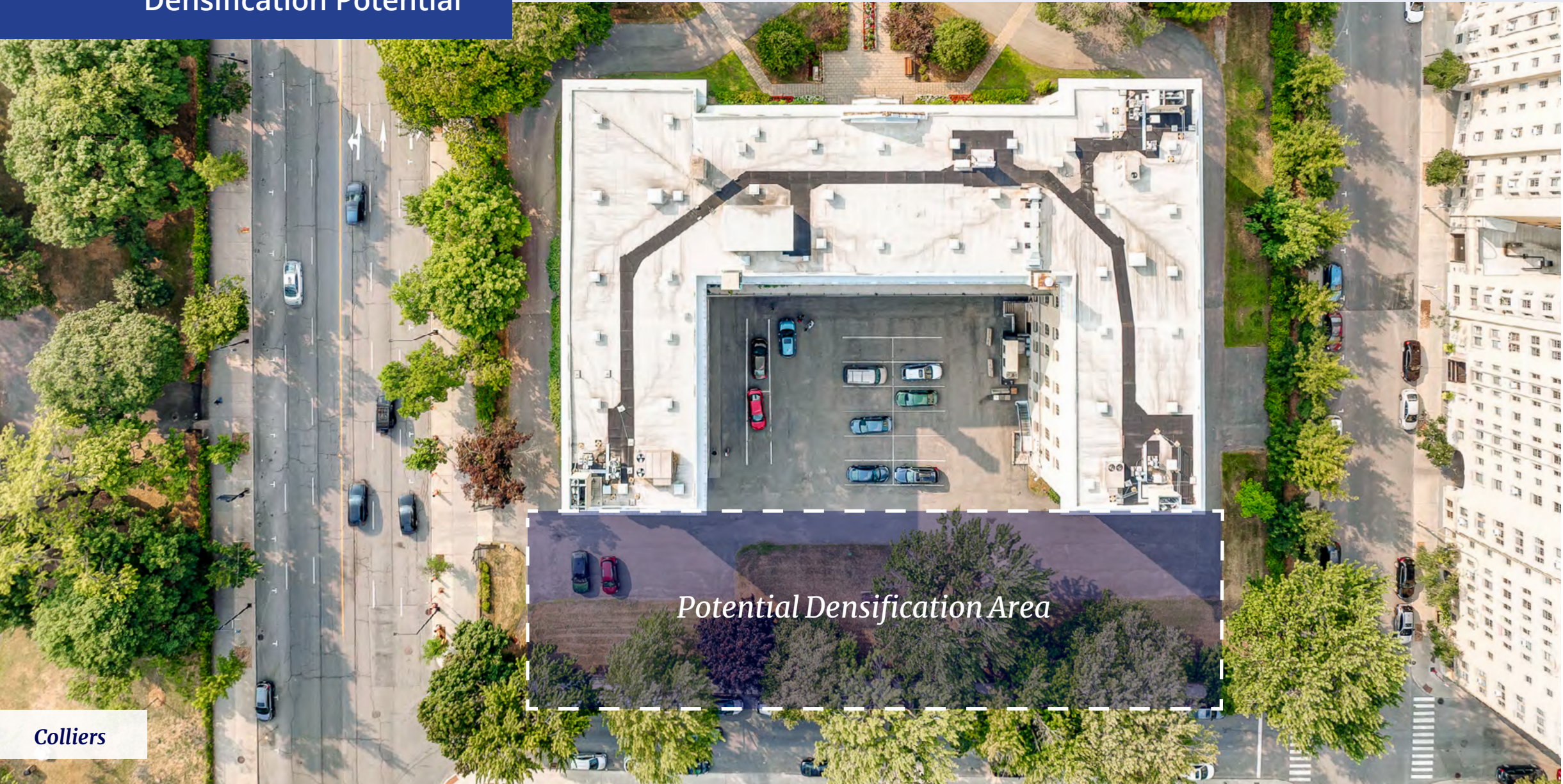
CERTIFICATE OF LOCATION



Year Built	1911-1913 Renovated 1990
Number of Floors	4 above ground + basement
Average Floor Height	14.3 feet gross
Structure	Steel & Concrete
Exterior Façade	Brick (Renovated circa 2013)
Roof	Flat (Renovated 2013)
HVAC	Central Hot Water Heating Air Conditioning: partial
Fire System	Yes, not sprinklered
Elevators	2

Property Overview

Densification Potential

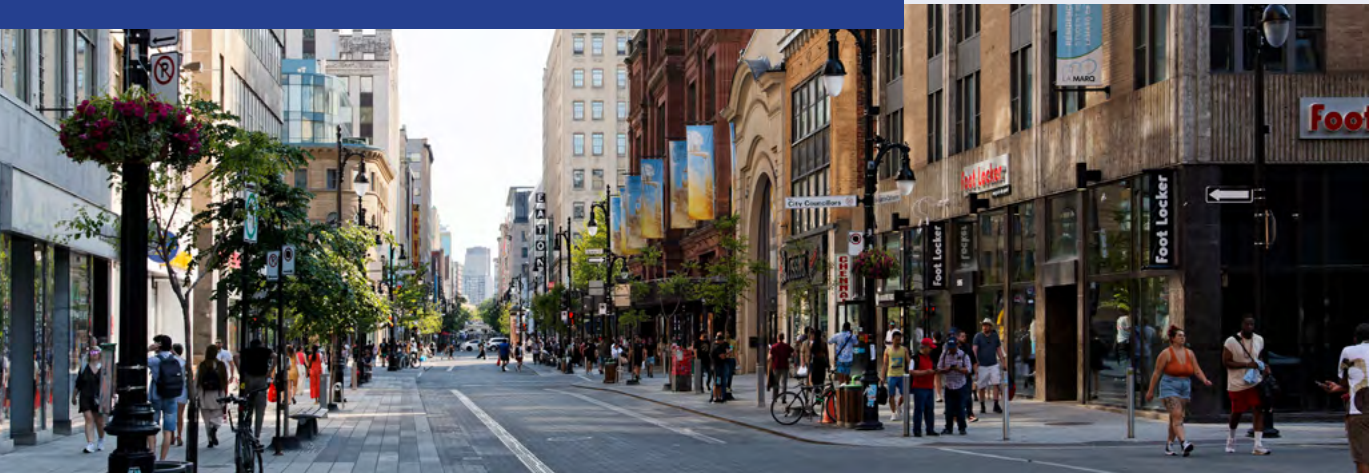


Subject to city approval, which the potential buyer will be responsible to petition for and obtain, the property presents an opportunity to densify by up to 73,400 SF buildable by adding a rear building. Along with 135 underground parking spaces, 313 rental residential units are proposed.

The densification potential represented on this page is for illustrative purposes only, non contractual.

Location Overview

Sherbrooke St. / Atwater Av.



Extraordinary Location Downtown Montreal

2330 Sherbrooke sits at the intersection of Sherbrooke Street West and Atwater Avenue, two of downtown Montreal’s main arteries.

This exceptional location translates to a multitude of benefits, including ease of access to highways 15 and 20, ease of access in and out of the Central Business District, and incredible walkability.

The property is in close walking distance to Sainte-Catherine Street and its retail offering including Place Alexis Nihon and Montreal Forum.

In addition, the Atwater metro station is located only 5 minutes away.



Accross the street from Dawson College and Collège de Montréal



4 min. walk to Place Alexis Nihon and Montreal Forum retail destinations



5 min. walk to Atwater metro station & easy access to Hwys 15 & 20



Prized location in Shaughnessy Village where the City of Westmount starts

Location Overview

Fringing Neighbourhoods: Shaughnessy Village and Westmount

Shaughnessy Village

Part of Downtown Montreal, Shaughnessy Village is a vibrant and eclectic neighbourhood. Featuring a blend of Victorian-era architecture and striking new developments, tree-lined streets, and retail-dense arteries such as Sainte-Catherine Street, the area regroups a melting pot of students, young professionals, and long-time residents.

Shaughnessy Village is home to key learning and cultural institutions like Concordia University and the Canadian Centre for Architecture. It is a lively, walkable community with a truly international feel.



Location Overview

Fringing Neighbourhoods: Shaughnessy Village and Westmount

Westmount

2330 Sherbrooke St. West is located on the border of the Shaughnessy Village area of Downtown Montreal and the City of Westmount. The property thus occupies a prominent position in one of Montréal’s most desirable sectors, thanks to its accessibility, wide range of amenities, resident services and numerous green spaces nearby.

Westmount is a thriving small town nestled in the City of Montréal, on the southwest flank of Mount Royal. Covering an area of just 4 km² and essentially residential, Westmount charms with its wide avenues lined with luxurious properties featuring traditional architecture, its tranquility and its mature trees. With an urban forest in the middle of the city, and the famous Westmount Park – a veritable haven of greenery with its central pond, greenhouses, public library and arena – Westmount has been dubbed “The Garden City.”




Area Map

Shaughnessy Village


The area offers a variety of services, restaurants and entertainment. The property's unique location provides access to the very best of Montréal: Ste-Catherine Street shopping and food venues, Place Alexis Nihon mall, and the student-dense area surrounding Concordia University.

Demographics 2025


2 km radius around the Property




33.9 years
Median Age




\$145,972
Average HH Income



89.5%
Employment

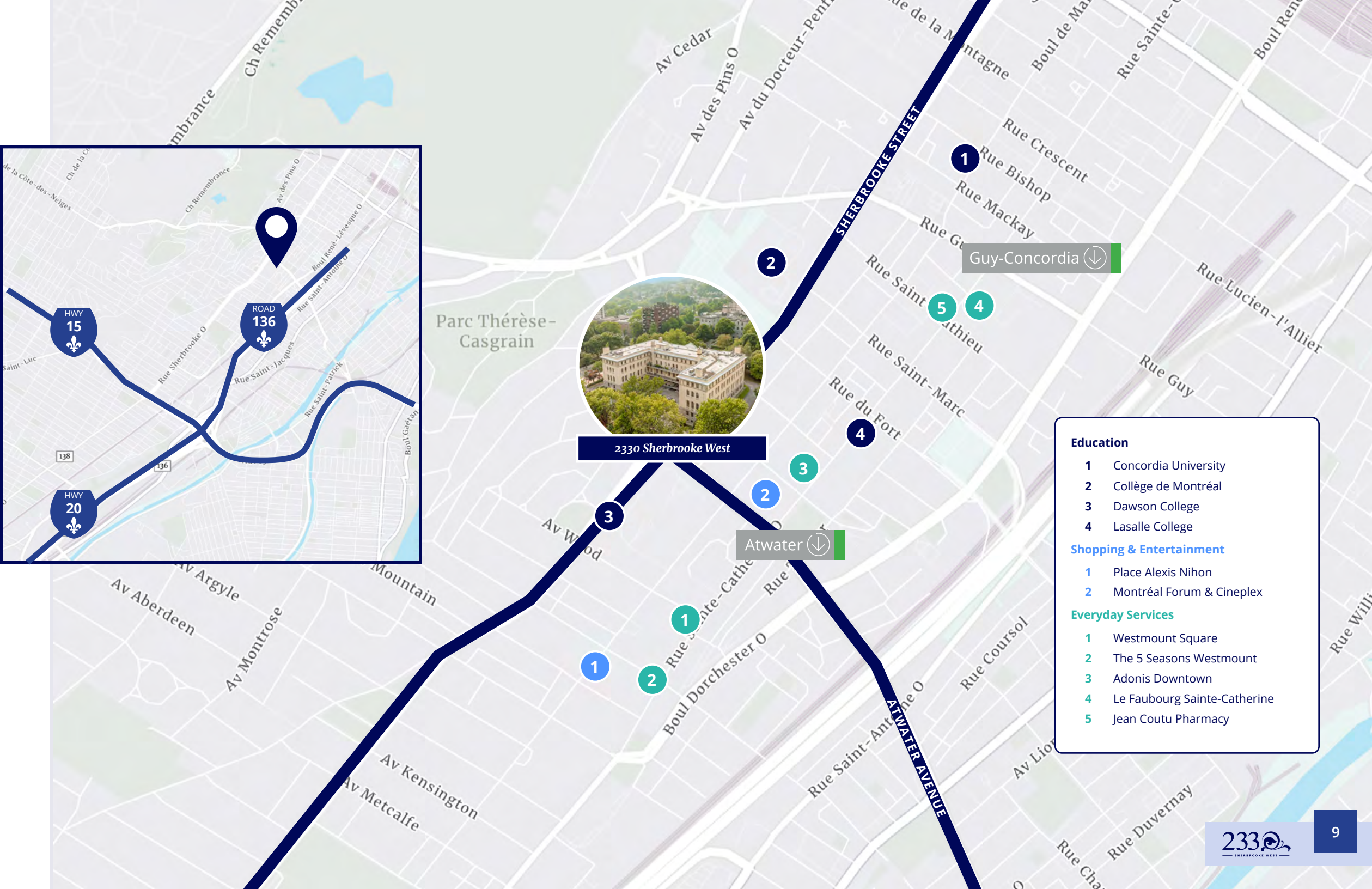


99
"Walk Score"



86
"Transit Score"

Source: Colliers Hydra



Possible Scenarios

The future of 2330 Sherbrooke West





For more information about this offering, please contact:

Or click and sign one of the following confidentiality agreements:

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