

OFFICE BUILDING FOR SALE

UNIQUE OWNER-OCCUPIER
INVESTMENT OPPORTUNITY

7049 SAINT-URBAIN, MONTREAL, QC | 11,280 SF



INDOOR & OUTDOOR PARKING, ROOFTOP TERRACE,
LANDSCAPED GARDENS AND POOL, EXPANSION POSSIBILITY

ANDREW BISSETT*

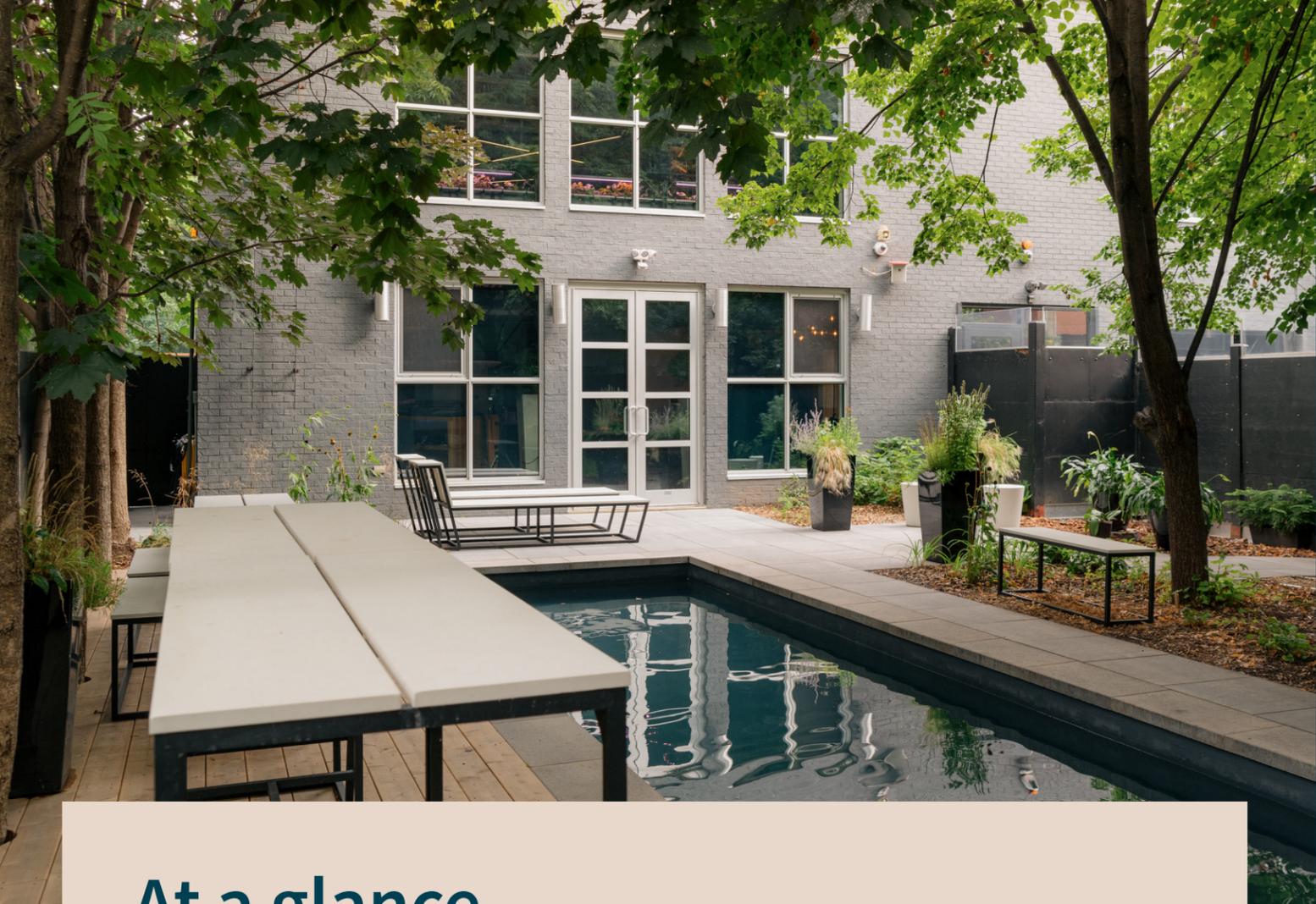
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Property Highlights



Prime location in Little Italy with excellent accessibility

- 6-minute walk to de Castelleau metro station
- 9-minute walk to Parc metro station
- Positioned with close proximity to vibrant restaurants, cafes and Jean-Talon market



Premium renovated office building

- Two-story building featuring an expansive lot size
- Exterior and interior parking
- Build-out includes a full kitchen with vaulted 20-foot ceiling, 5 washrooms, modern HVAC and computer room.
- Garden area with a swimming pool
- Rooftop terrace
- Possibility to expand the building with surplus land and add two additional floors

At a glance



Building Area:
11,280 SF



Land Area:
10,115 SF



Parking:
8 exterior spots
2 garage spots



Year built:
1976



Municipal Evaluation:
\$3,488,200



Municipal Taxes (2025):
\$44,853.81

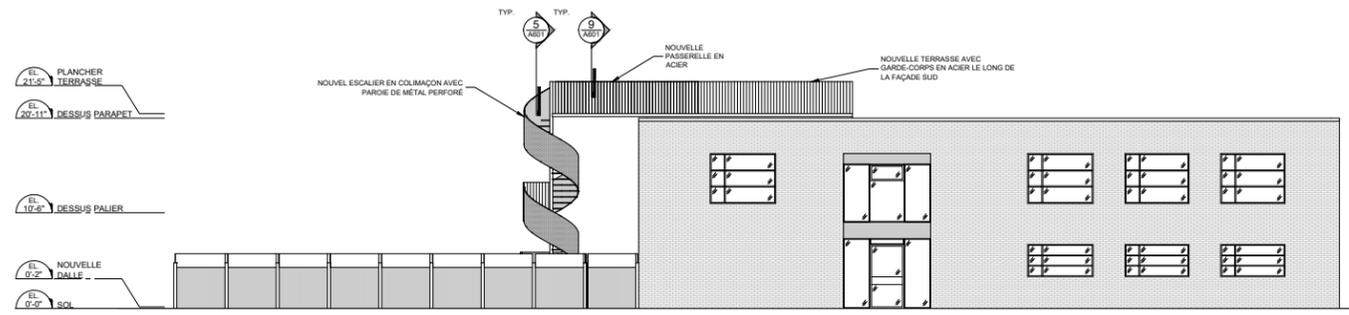


Permitted Heights:
4 storeys
(14 meters)

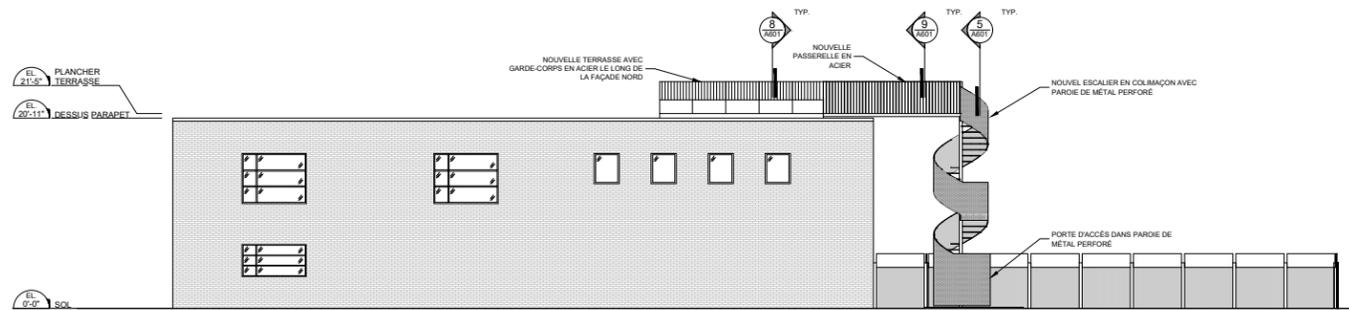


Zoning:
Residential
Commercial

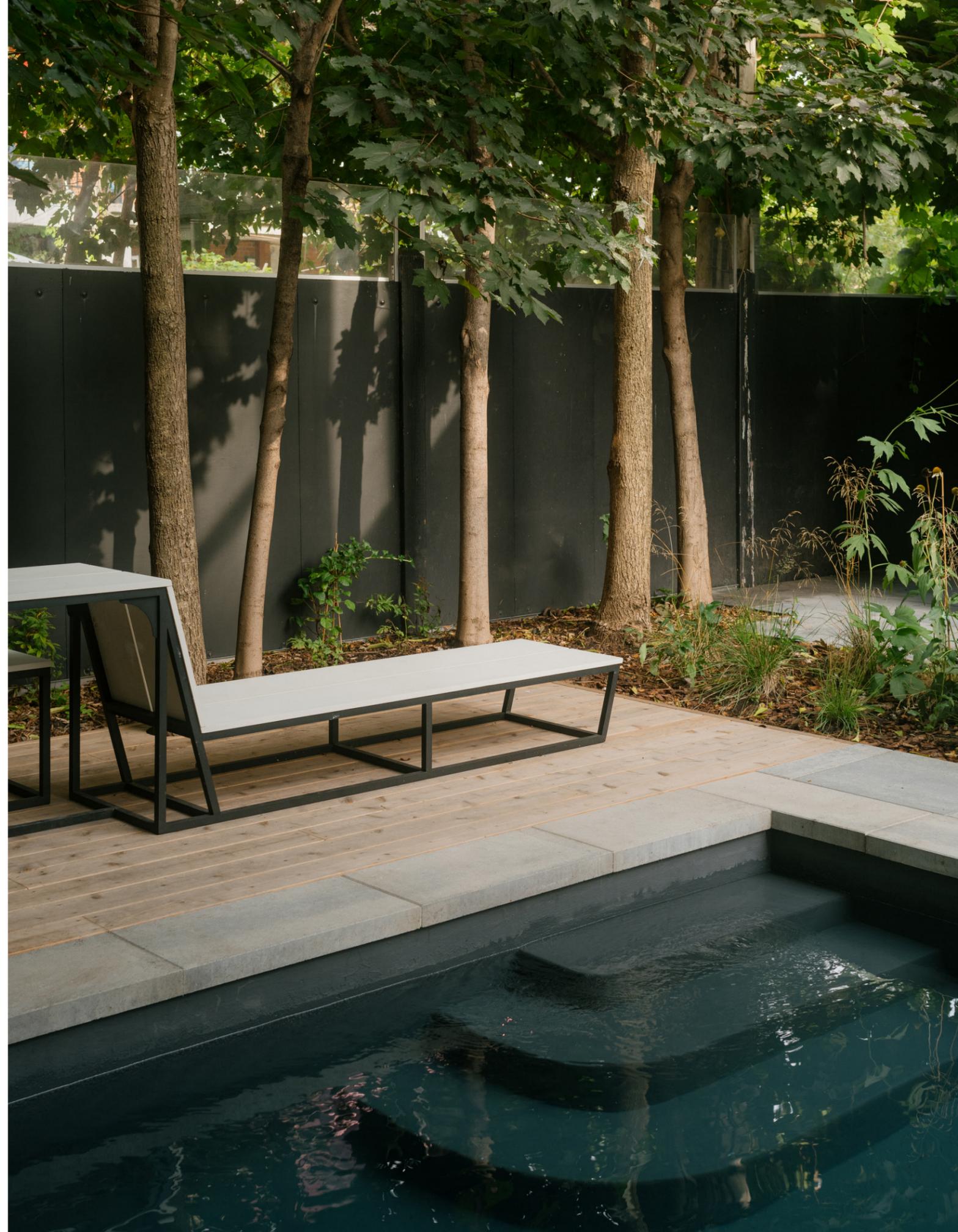
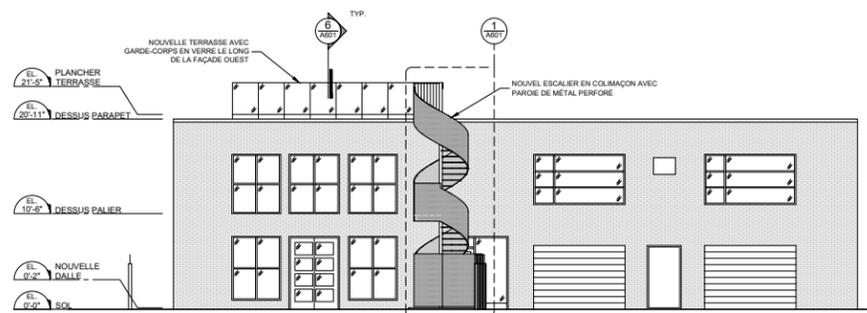
Rooftop Terrace



ÉLEVATION SUD
FAÇADE PRINCIPALE
1/8" = 1'-0"
3
A301



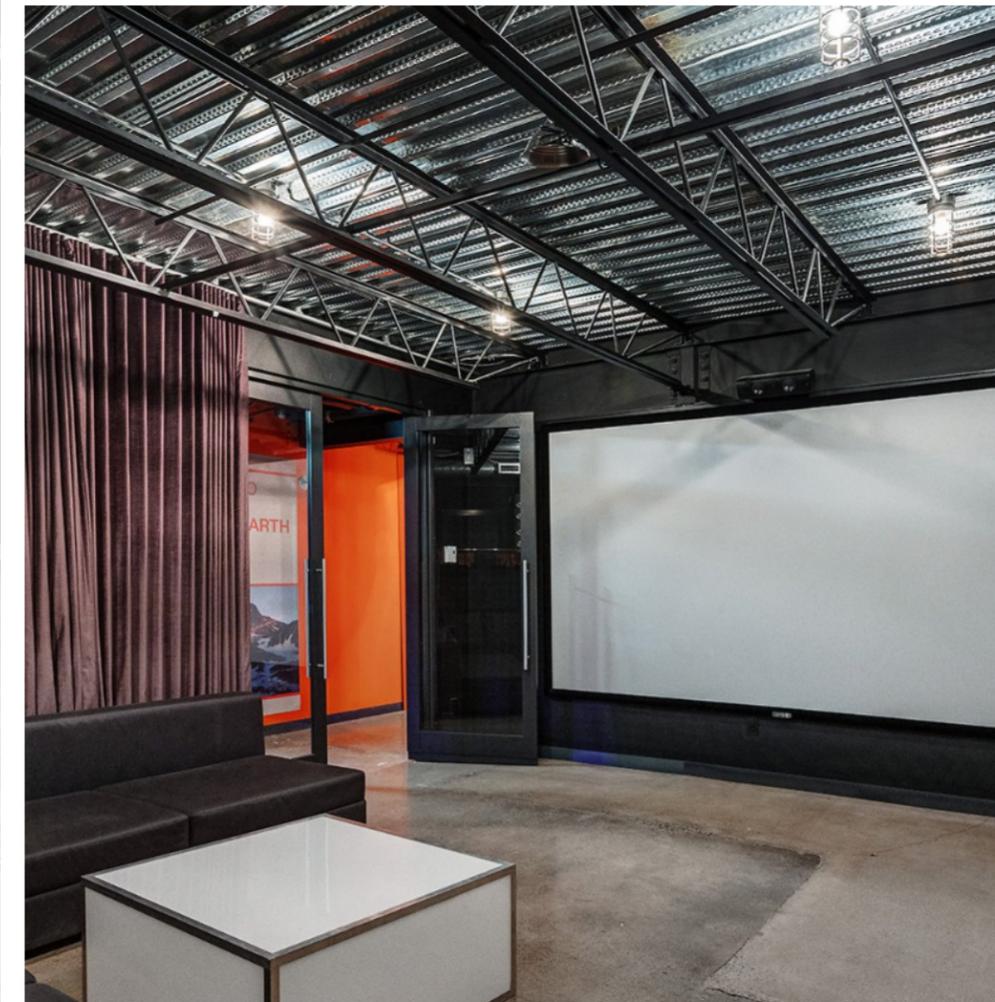
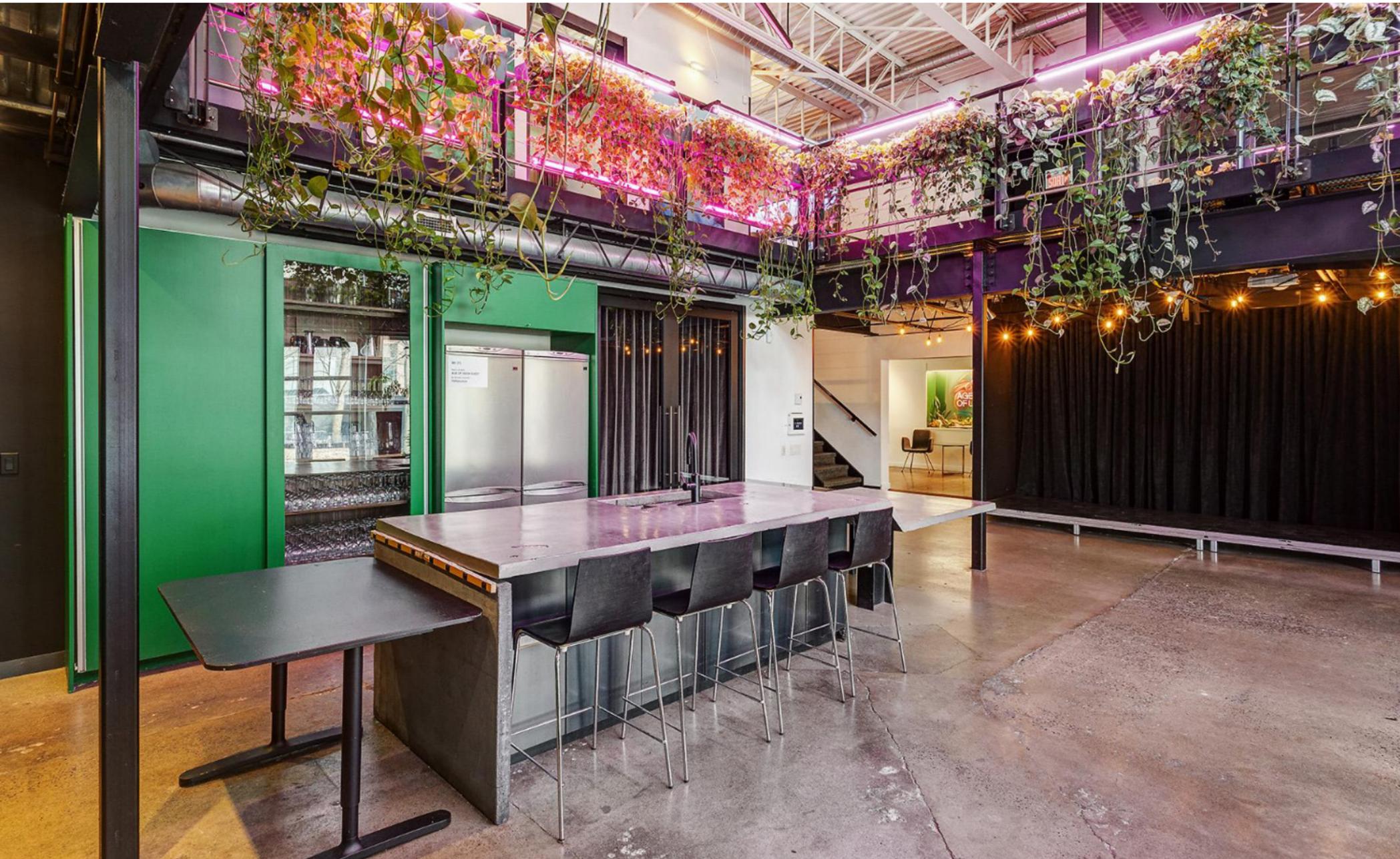
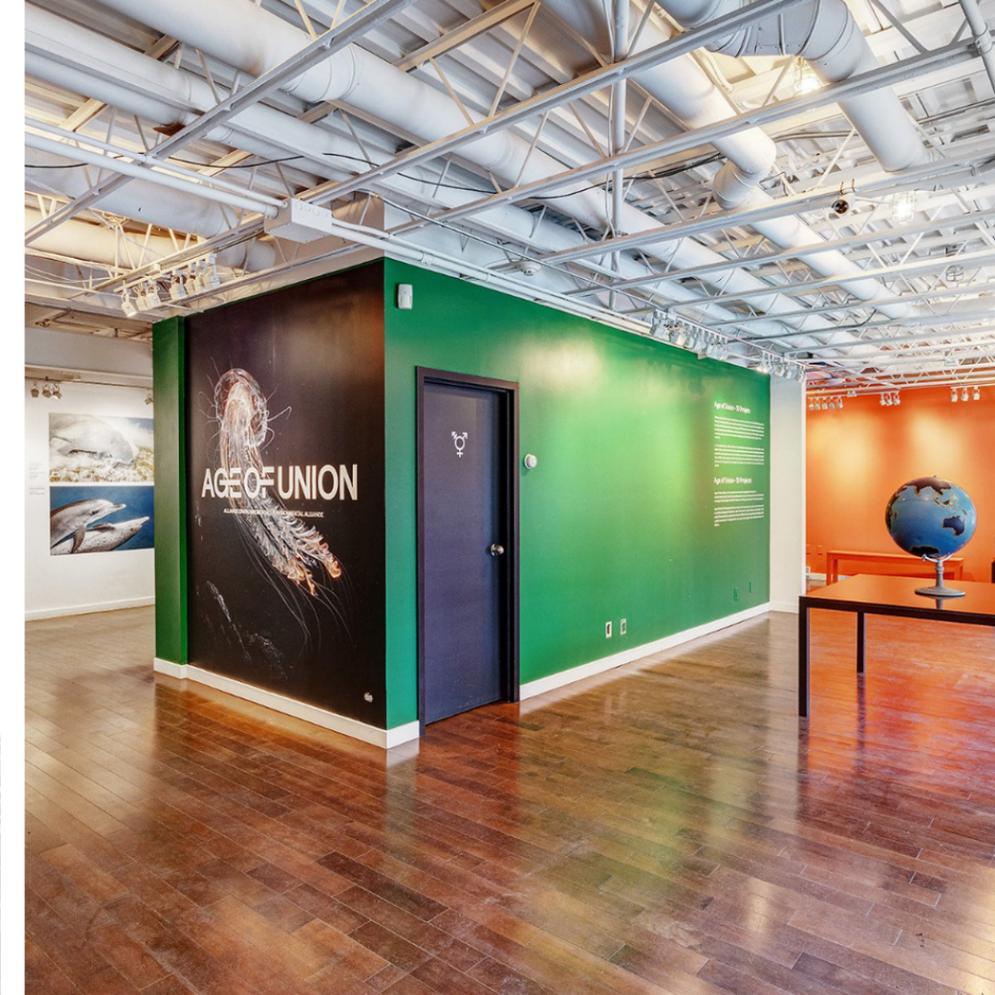
ÉLEVATION NORD
FAÇADE SUR RUELLE
1/8" = 1'-0"
2
A301



Property Overview

7049 Saint-Urbain is an 11,280 square foot building strategically located in Little Italy on a 10,115 square foot land. The property features convenient parking with eight outdoor spaces complemented by two interior parking spaces.

The current zoning framework offers significant development potential, permitting maximum lot coverage of 70% while maintaining the required 30% green space allocation. Notably, the zoning allows for vertical expansion with the construction of two additional floors, enabling the property to reach a total of four storeys. This zoning flexibility presents valuable opportunities for future development or expansion initiatives.







**We can support you with expert advice that
reflects your business needs and priorities**

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