

69-75 Saint-Viateur Street West, Montreal

# Excellent Business Prospect in the Dynamic Mile End District

Uncover a lucrative prospect for your business situated at the intersection of Saint-Urbain and Saint-Viateur West. This prime location serves as an ideal gateway to success.

The vibrant crossroads, conveniently reachable from both Rosemont and Laurier Metro stations, make it an ideal location for businesses seeking a dynamic and lively environment.

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# Neighborhood Roundup



15 min walk from  
Rosemont Metro



17 min walk from  
Laurier Metro



Walk Score  
99



Proximity to  
Parc Saint-Michel



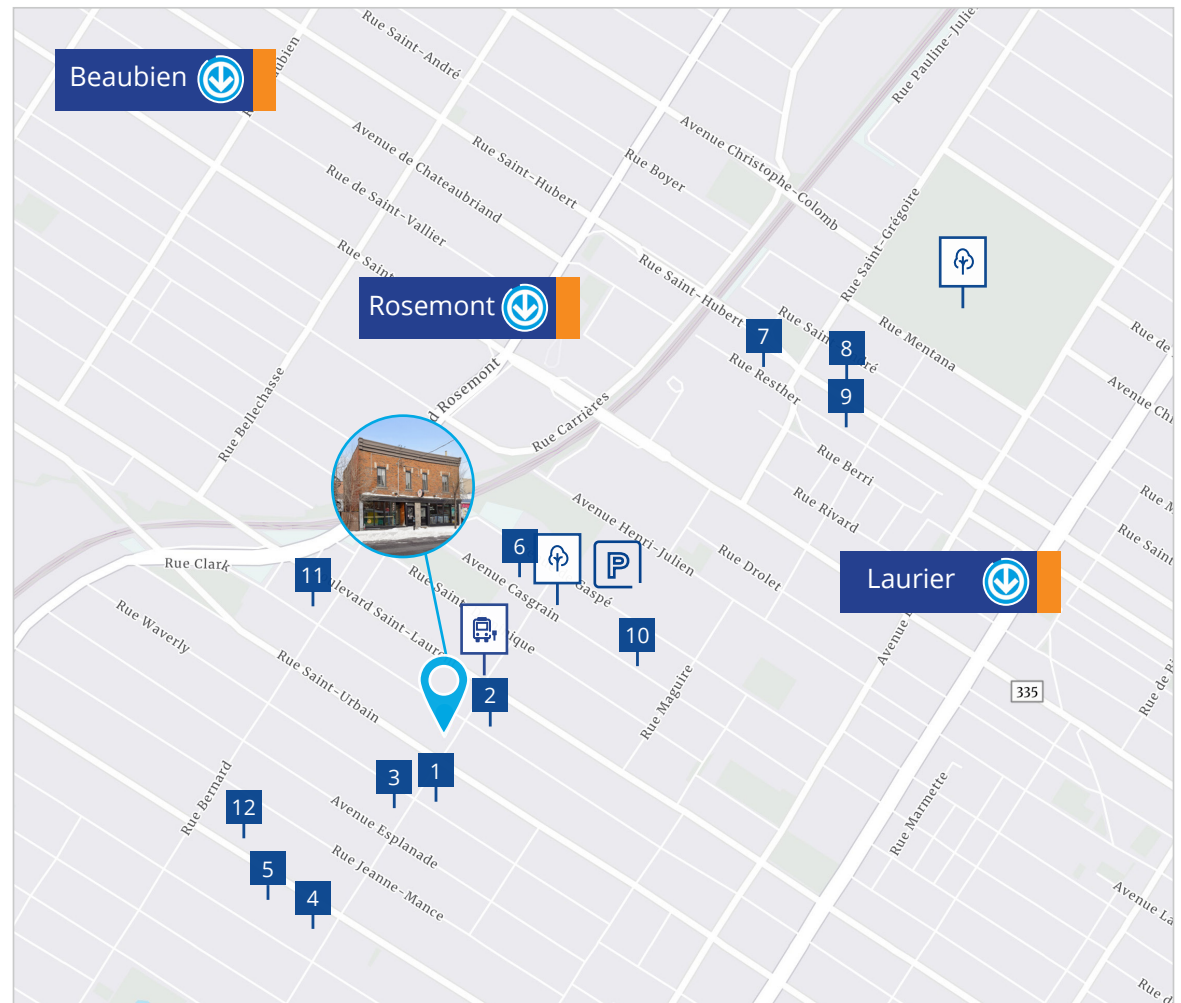
Popular area for retailers



Trendy Area



Bus lines  
46 & 51



69-75 Saint Viateur Street West

1	Cafe Olimpico - Mile End
2	Falafel Yoni
3	Latina
4	YMCA du Parc - Les YMCA Du Quebec
5	Dollarama
6	Jeans Jeans Jeans

7	Audi Popular
8	Volkswagen Popular
9	Metro St-Hubert
10	Sports de Combats
11	Bernie Beigne
12	Rialto Theatre





# Property Overview

## Sale Price

\$1,800,000

Free and clear of mortgage

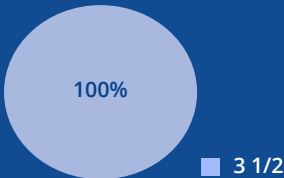
## Spaces



1 Retail Unit  
• Poke Island (exp. July 2028)



2 Residential Units



## Municipal Evaluation 2023-2025

Land	\$264,200
Building	\$935,100
Total	\$1,199,300

## Building information

Building area	2,533 SF
Property type	Residential and Commercial
Year built	1942
Lot number	1 866 818
Occupancy	Fully leased

## Financial information

Effective Revenue	Commercial Gross Revenue	\$90,000
	Residential Gross Revenue	\$32,940
	Effective Gross Revenue	\$122,940
Operating expenses	Municipal taxes	\$19,195
	School taxes	\$950
	Insurance	\$4,235
	Utilities	-
	Salary	\$430
	Management Fees	\$4,918
	Repairs & maintenance	\$1,220
	Total:	\$30,948
Net operating income		\$91,992



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### Joe Rullier\*

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