

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.

Colliers



Neighborhood Roundup



15 min walk from
Rosemont Metro



17 min walk from
Laurier Metro



Walk Score
99



Proximity to Parc Saint-Michel



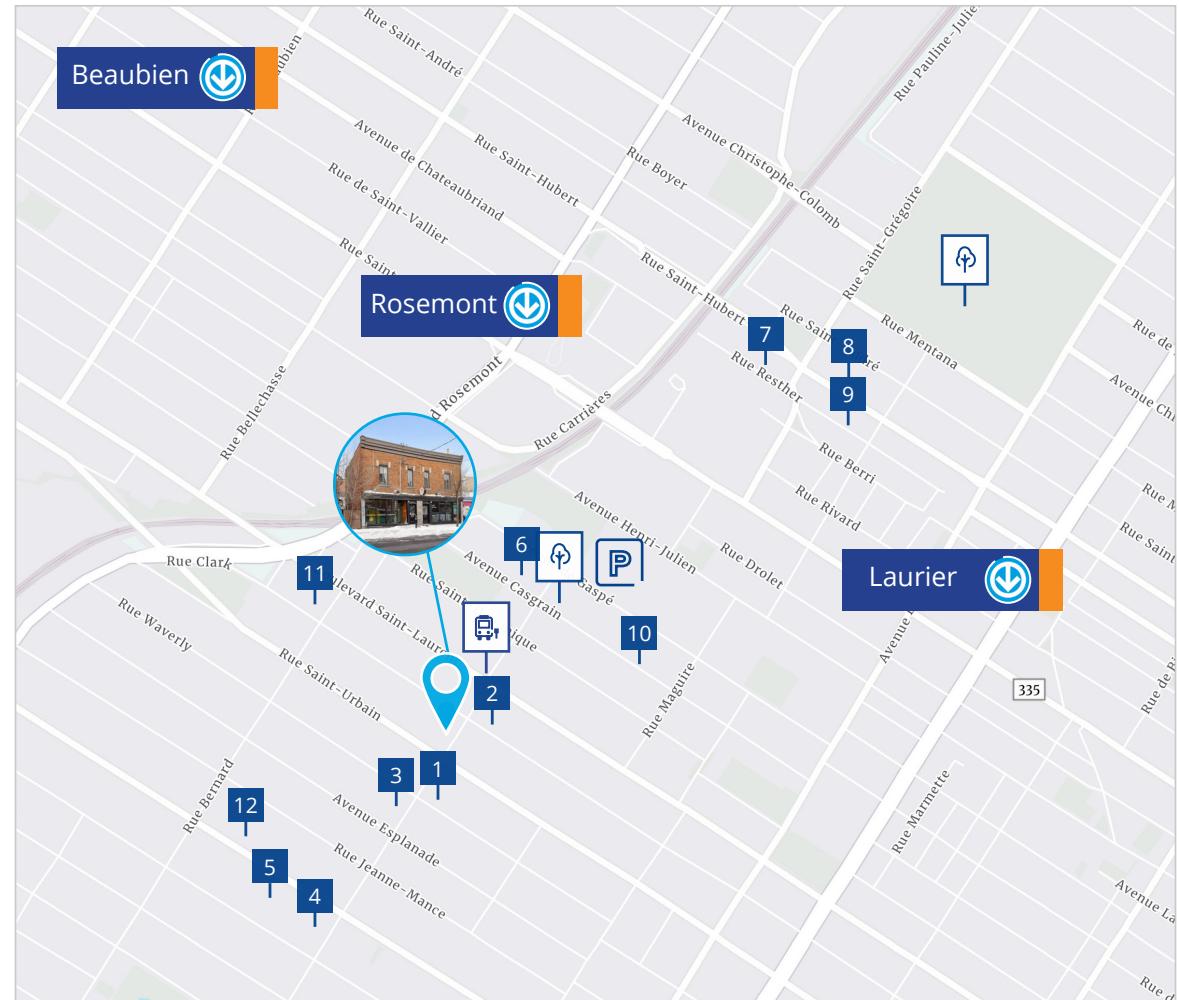
Popular area for retailers



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
<hr/>		
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
<hr/>		
Net operating income		\$91,992



69-75 Saint-Viateur Street West, Montreal

Joe Rullier*

Senior Vice President | Commercial Real Estate Broker
+1 514 813 8636
joe.rullier@colliers.com
*Joe Rullier Inc.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.



collierscanada.com

Accelerating success.