



MULTI-TENANT INVESTMENT FOR SALE

2514 Sainte-Catherine St. East, Montréal, QC

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Marcus & Millichap
GROUPE SPH

KEY HIGHLIGHTS



Strategic Location



High Visibility & Foot Traffic



Value Add



Mixed-Use Flexibility



Quality Renovations



Low Maintenance



Neighborhood in Transition



Strong Rental Demand

THE OPPORTUNITY

2514 Sainte-Catherine St. East, Montréal, QC



Gross Building Area
18,237 SF



of Residential Units
14 Units



of Commercial Units
1 Unit



of Floors
3







PROPERTY OVERVIEW

2514 Sainte-Catherine Street East is a prime multi-tenant property situated in the heart of Ville-Marie East. Positioned along a high-traffic corridor, the building benefits from exceptional retail visibility and accessibility, making it an attractive destination for both tenants and consumers. The property features a mix of retail and residential spaces, providing diversified income streams and long-term stability for investors.

The location offers proximity to well-established neighborhoods, major public transit routes, and a vibrant urban environment, supporting strong tenant demand and sustained occupancy. With consistent rental income and the potential for lease optimization, the property presents a clear opportunity to enhance value. 2514 Sainte-Catherine East represents a compelling investment for those seeking exposure to Montreal’s dynamic real estate market, combining immediate income with long-term growth potential.



	Municipal Address	2514 Ste-Catherine St. East, Montréal Québec H2K2K2
	Lot Number	1 424 901 Cadastre du Québec
	Lot Area	11,631 SF
	Year Built	1885
	Municipal Evaluation	\$2,840,000
	Building Type	Attached, Corner
	Unit Mix	4 x 1 Bed + 1 x 2 Beds + 9 x 3 Beds
	Parking Spots	2

LOCATION • VILLE-MARIE EAST

- ▶ At the core of Montreal's Urban Fabric on Ste-Catherine Street extending from downtown core into the east
- ▶ A District in Transformation with ongoing municipal revitalization and green space upgrades
- ▶ Growing Demographic Momentum with steady population growth
- ▶ Emerging Investment Corridor
- ▶ Positioned for long-term value creation
- ▶ Lifestyle amenities strengthening the area's long-term residential appeal
- ▶ Low residential vacancy supports stable cash flow



Place
Émilie-Gamelin

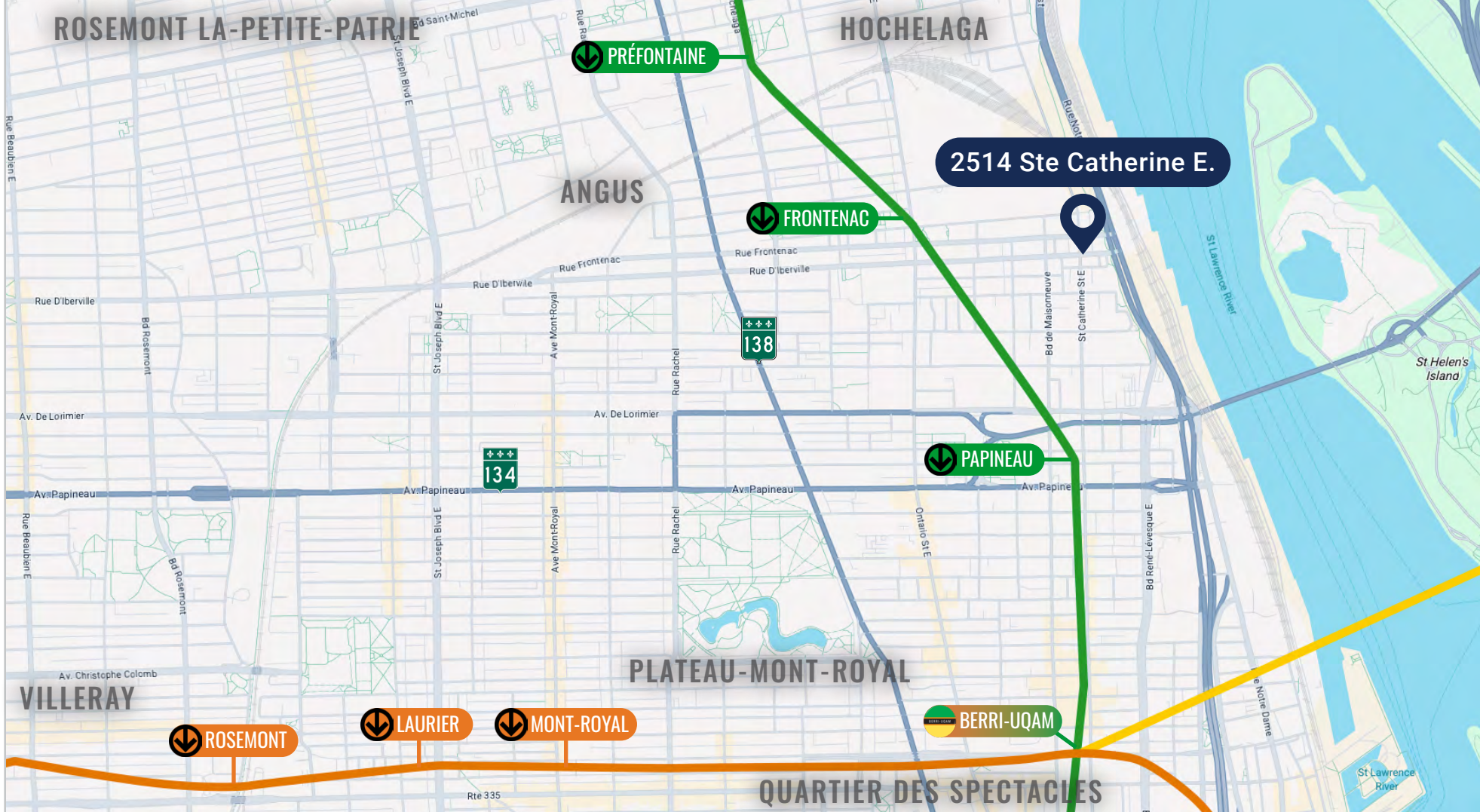


Frontenac
Metro Station



Leading
University Campus





MARKET OVERVIEW & CONNECTIVITY

The eastern stretch of Sainte-Catherine East, particularly within Ville-Marie East, has seen steady revitalization in recent years. Investors are drawn to small-scale mixed-use properties for their affordable entry prices, walkable setting, and transit access. Though still in transition compared to the downtown core, the area's strong fundamentals, low residential vacancy, growing commercial activity, and improving demographics, make it an attractive option for long-term value creation.

- ▶ Steps from Papineau & Frontenac Metro (Green Line)
- ▶ Strong bus service along Sainte-Catherine & arterials
- ▶ Quick access to Highway 720 (Ville-Marie Expressway)
- ▶ Direct link to Highway 25 & Louis-Hippolyte-Lafontaine Tunnel
- ▶ Connectivity via Papineau, Sherbrooke, Ontario & René-Lévesque
- ▶ Integrated bike lanes & pedestrian network

SURROUNDING CONSIDERATIONS



WALKING DISTANCE

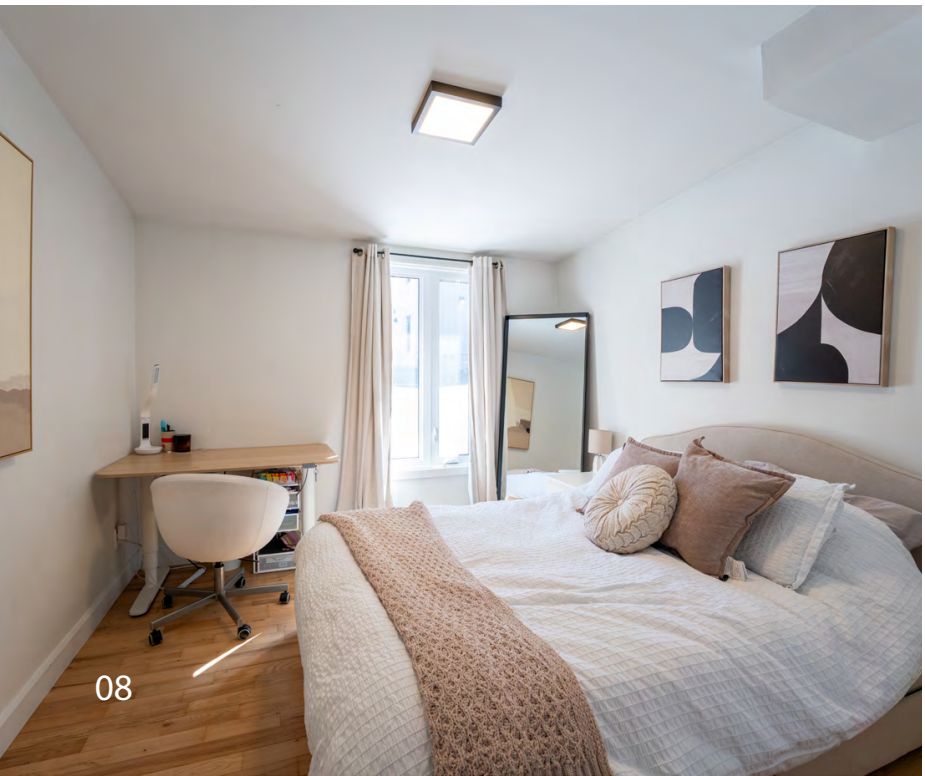
	Jos Montferrand Park	2 MIN
	Théâtre Cartier	4 MIN
	Piscine Quintal	5 MIN
	Metro Frontenac	10 MIN

	Au Pied-du-Courant Park	7 MIN
	Maison de la Culture	9 MIN

DRIVING DISTANCE

	Pierre-Dupuy High School	4 MIN
	CLSC Frontenac	5 MIN
	Des Faubourgs Park	7 MIN

PHOTO GALLERY



08





PHOTO GALLERY

Commercial

2514 SAINTE-CATHERINE ST. EAST, MONTRÉAL

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