### FOR SALE

### PLATEAU-MONT-ROYAL, MONTREAL, QUÉBEC TWO APPROVED REDEVELOPMENT PROJECTS WITH PLANS AND PERMITS PROJECTS CAN BE SOLD TOGETHER OR SEPARATELY



# THE OFFER

Unique opportunity to acquire 2 contiguous properties in the heart of Plateau-Mont-Royal at the corner of Papineau Street and Mont-Royal Avenue with phenomenal upside. The sale includes all plans and permits for both properties, which are approved and paid, to densify and add an additional two floors totaling 24 residential units. Ground floor is currently occupied by a gym at under market rents.

## ASKING PRICE OF \$ 5.95M, CAN BE SOLD TOGETHER OR SEPARATELY





Excellent location close to essential services



Walk Score 100 "Walker's Paradise"



Bike Score 100 "Biker's Paradise"



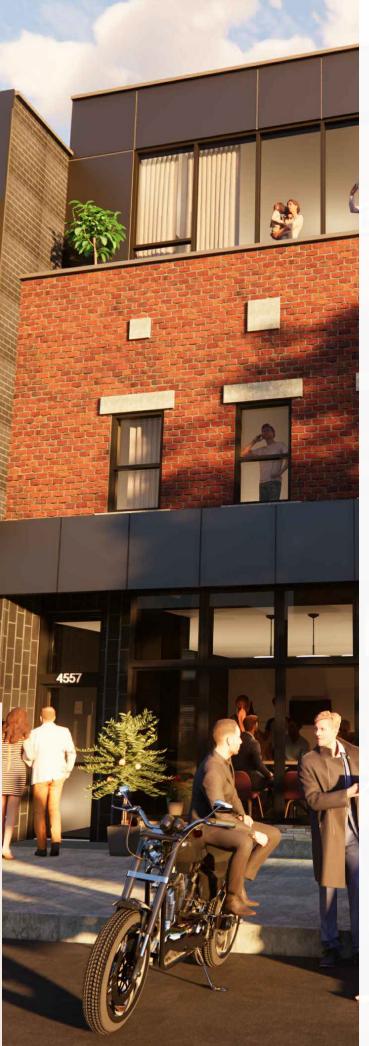
15 min walk from Metro Mont-Royal



Trendy restaurants, cafés, boutiques on Mont-Royal Avenue



Walking distance from numerous schools and parcs



# HIGHLIGHTS



### **OPPORTUNITY TO DENSIFY AND ADD 24 Residential Units**



ALL CONSTRUCTION PLANS Are approved and building Permits are paid



OPPORTUNITY TO INCREASE Commercial Revenue: Currently under Market



LOCATED ON PAPINEAU STREET AND Mont-Royal Avenue, a Burgeoning High-demand area for residential Dwellings and commercial spaces



PROXIMITY TO THE MONT-ROYAL Metro (1.2km)

# LOCATION HIGHTLIGHTS

### About the Area

The Plateau-Mont-Royal area of Montreal is a highly desirable location that is well-known for its lively cultural scene, fashionable restaurants, and unique shops. The neighborhood has undergone significant gentrification in recent years, attracting a growing number of professionals and young families interested in living in this thriving "work-live-play" community and buying property. The Property boasts an advantageous proximity to the central business district and the Mont-Royal Metro station. Furthermore, the Property is surrounded by popular parks and green spaces such as Parc Lafontaine and Parc Sir-Wilfrid-Laurier. Despite being considered a "walker's & biker's paradise" with a walk score of 100 and a bike score of 100, the location is also very well-serviced with many nearby public transportation options. The borough is served by part of the orange line of the Montreal metro including Sherbrooke, Mont-Royal and Laurier stations.

THE PROPERTY IS LOCATED AT THE CORNER OF MONT-ROYAL AVENUE, WHICH BECOMES A LIVELY PEDESTRIAN STREET IN THE SUMMER



Walk Score 100



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

#### Jacob Hayon, CPA\*

Executive Vice President JLL Capital Markets C +1 514 572 2420 jacob.hayon@jll.com

\*Commercial Real Estate Broker acting with the business corporation Jacob Hayon Real Estate Inc.

#### Sophie Nguyen\*

Operations Manager JLL Capital Markets C +1 514 603 2768 sophie.nguyen1@jll.com

#### Bruno Brami\*

Senior Vice President JLL Capital Markets C +1 514 619 1884 bruno.brami@jll.com

\*Real Estate Broker acting with the business corporation Bruno Brami Inc.

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value and LaSalle Real Estate Services, Real Estate Agency

