

FOR SALE

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

4535-4555

PAPINEAU



Jones Lang LaSalle Real Estate Services, Inc.

Note: This image represents a rendering of the approved project

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



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)



Excellent location close to essential services



15 min walk from Metro Mont-Royal



Walk Score 100 "Walker's Paradise"



Trendy restaurants, cafés, boutiques on Mont-Royal Avenue



Bike Score 100 "Biker's Paradise"



Walking distance from numerous schools and parcs

LOCATION HIGHLIGHTS

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-served 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

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