

Colliers

Fully Renovated Commercial Condo in the Heart of Old Montreal

364 rue Saint-Paul Ouest, Montréal

FOR SALE OR FOR LEASE



364 rue Saint-Paul Ouest, Montréal

Ground-Floor Commercial Condo

This fully renovated space seamlessly blends modern design with its original character. It stands out with exposed wood beam ceilings and large windows, offering a unique architectural appeal and exceptional natural light. The electrical system has been completely redone with a brand-new installation. Featuring double frontage, the property can be divided into two separate units, with a main entrance on Saint-Paul Street and a rear entrance on Place D'Youville, both benefiting from generous windows. A spacious basement of approximately 2,600 SF completes the property, including nearly 1,000 SF of usable space for various activities as well as 1,060 SF of additional storage, ideal for archives, inventory, or operational needs.



Ground floor: ± 2,060 SF
Basement (usable): ± 1,000 SF
Total: ± 3,060 SF



Available immediately



Double frontage (offers
the possibility of
dividing into two units)



Large windows and
abundant natural light



REQUEST MORE
INFORMATION

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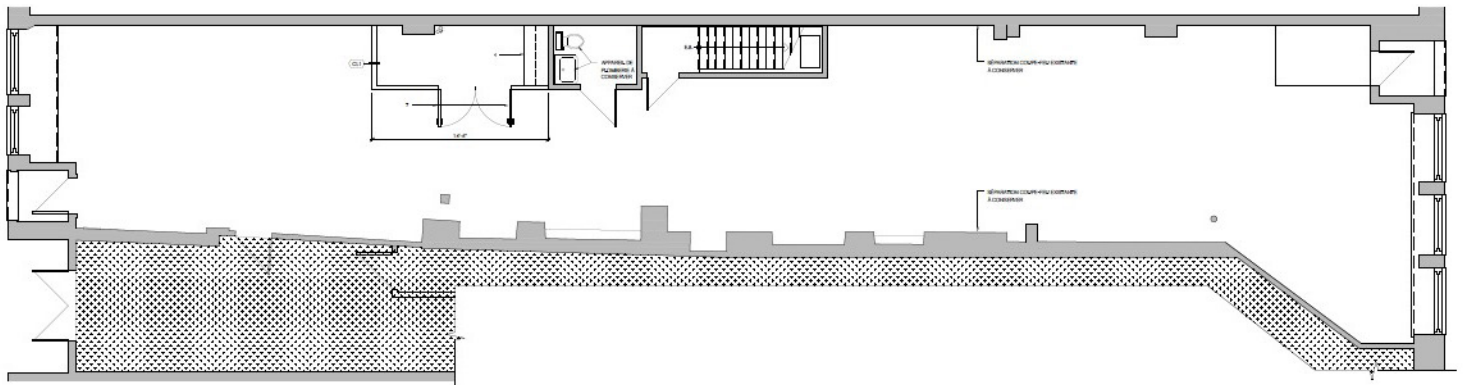
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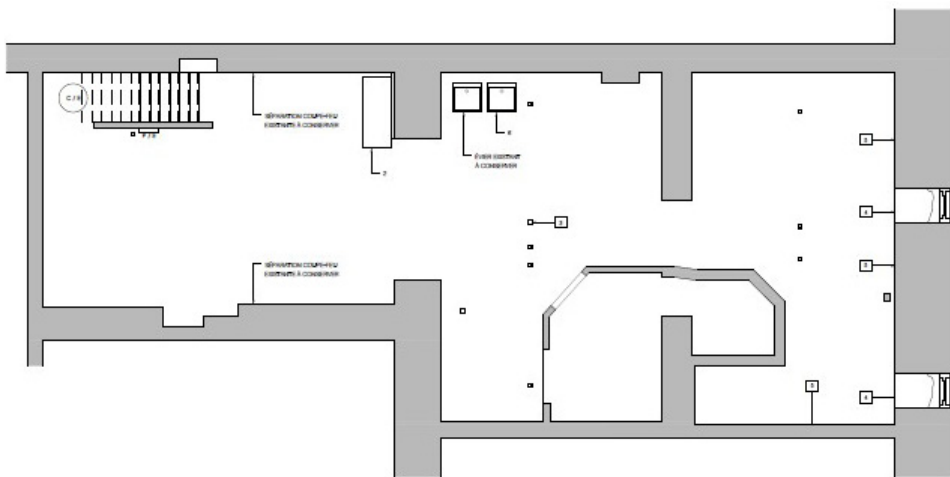
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Floor Plans

Ground Floor



Basement



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| PROPERTY DETAILS | | DEMOGRAPHIC DATA | |
|------------------|--|---------------------------------|------------|
| Area | Ground floor: ± 2,060 SF Basement (usable): ± 1,000 SF Total: ± 3,060 SF | Radius | 1 km |
| Year built | 1870 | Population (2025) | 22,707 |
| Zoning | M.3C Commercial (retail and services) | Median age (2025) | 34.4 |
| Lot numbers | Private portion: 2 494 161 Common portion: 2 494 160 | Average household income (2025) | 121,514 SF |
| Taxes | Municipal: \$36,993 School: \$974 | Number of households (2025) | 13,704 |
| Asking rent | Contact broker | Average household size (2025) | 1.6 |
| Asking price | \$2,100,000 | | |

Source: Colliers Hydra, 2025.



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