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FOR SALE

Magnificent Commercial Condo on the 2nd Floor of Tour Altitude

1211 Robert-Bourassa Boulevard, unit 200, Montréal, QC



1211 Robert-Bourassa Boulevard

Prime Downtown Location

Exceptional opportunity to acquire a commercial condo located in the heart of downtown Montreal, across from Place Ville-Marie. This space offers full-height windows with unobstructed views of the city, high ceilings, and a private elevator for the ground and second floor commercial tenants.

Ideal for a restaurant, the property includes access to a terrace in the inner courtyard. In close proximity to the underground city, the best restaurants, boutiques and several metro lines, including McGill, Square Victoria and Bonaventure stations, as well as the REM.



4,174 square feet
available on the 2nd floor



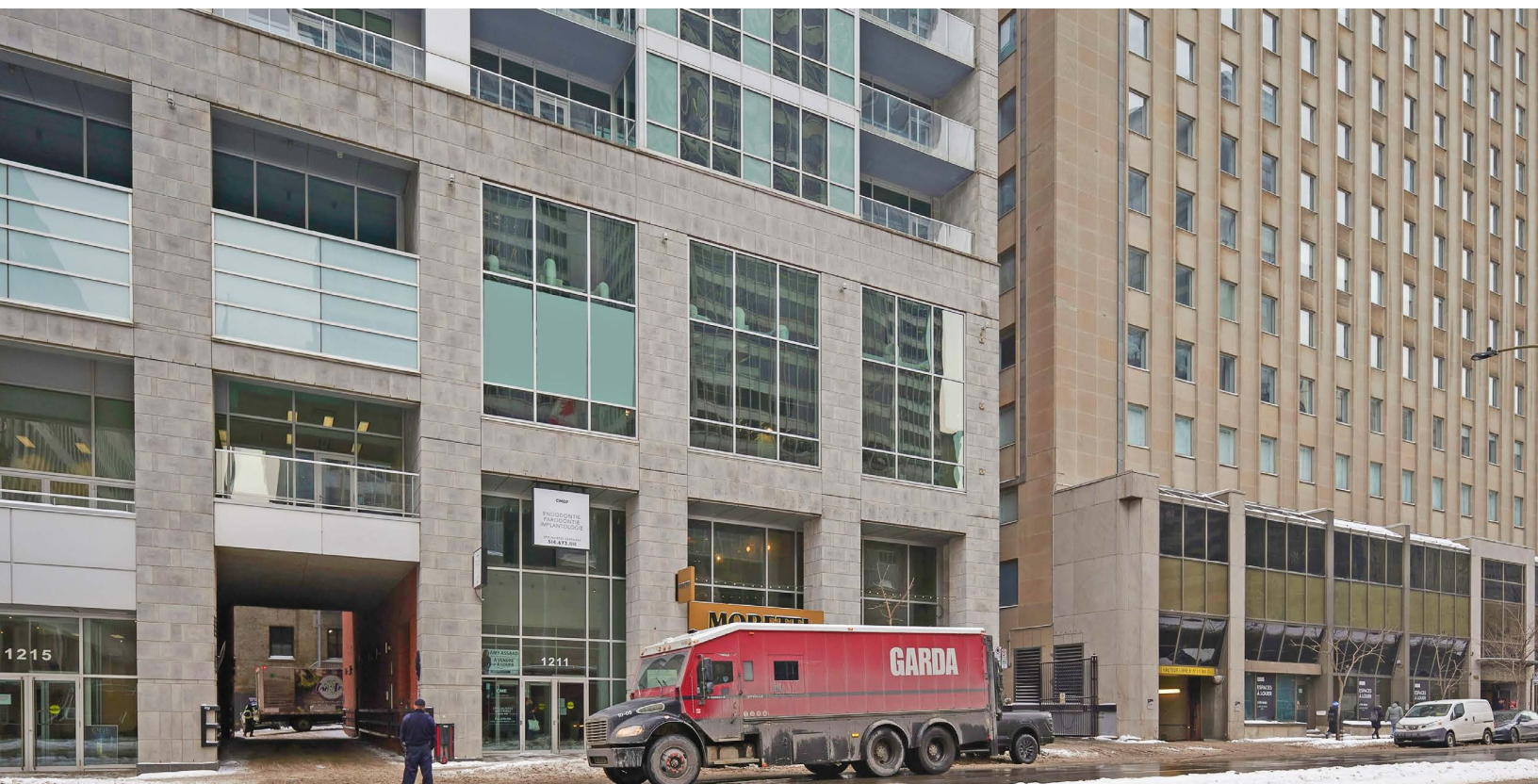
Available
immediately



Restaurants, stores,
cafés and public
transport nearby



High ceilings and
full-height windows



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INFORMATION

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Unparalleled Access



- 4-minute walk from Central station (REM and commuter trains)
- 5-minute walk from McGill (Green Line) and Square Victoria (Orange Line) metro stations
- Excellent accessibility, thanks to proximity to major roads and highways
- Easy access to top restaurants, charming downtown terraces and upscale boutiques

Bike Score
89

Walk Score
100

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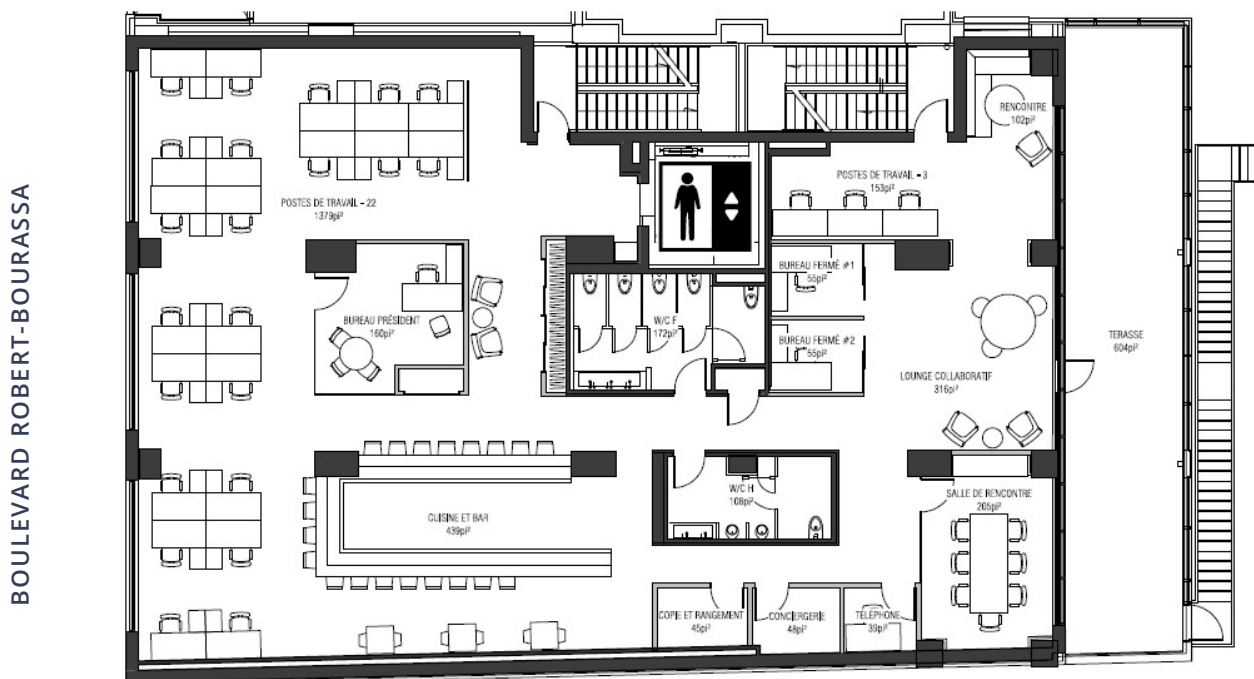
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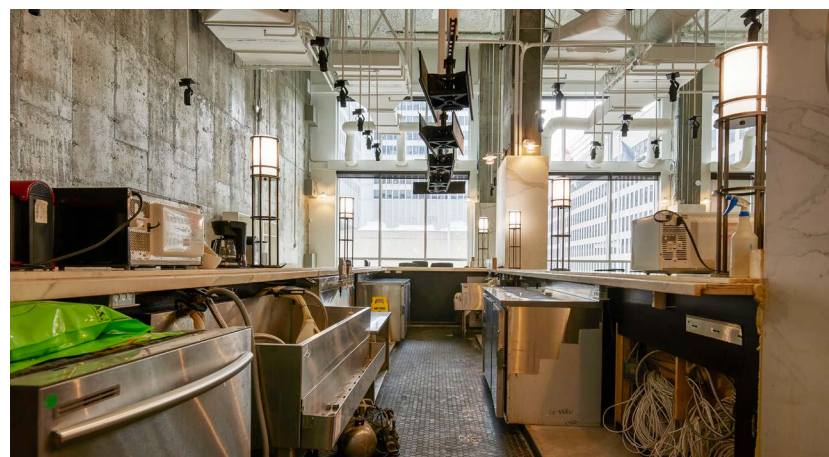
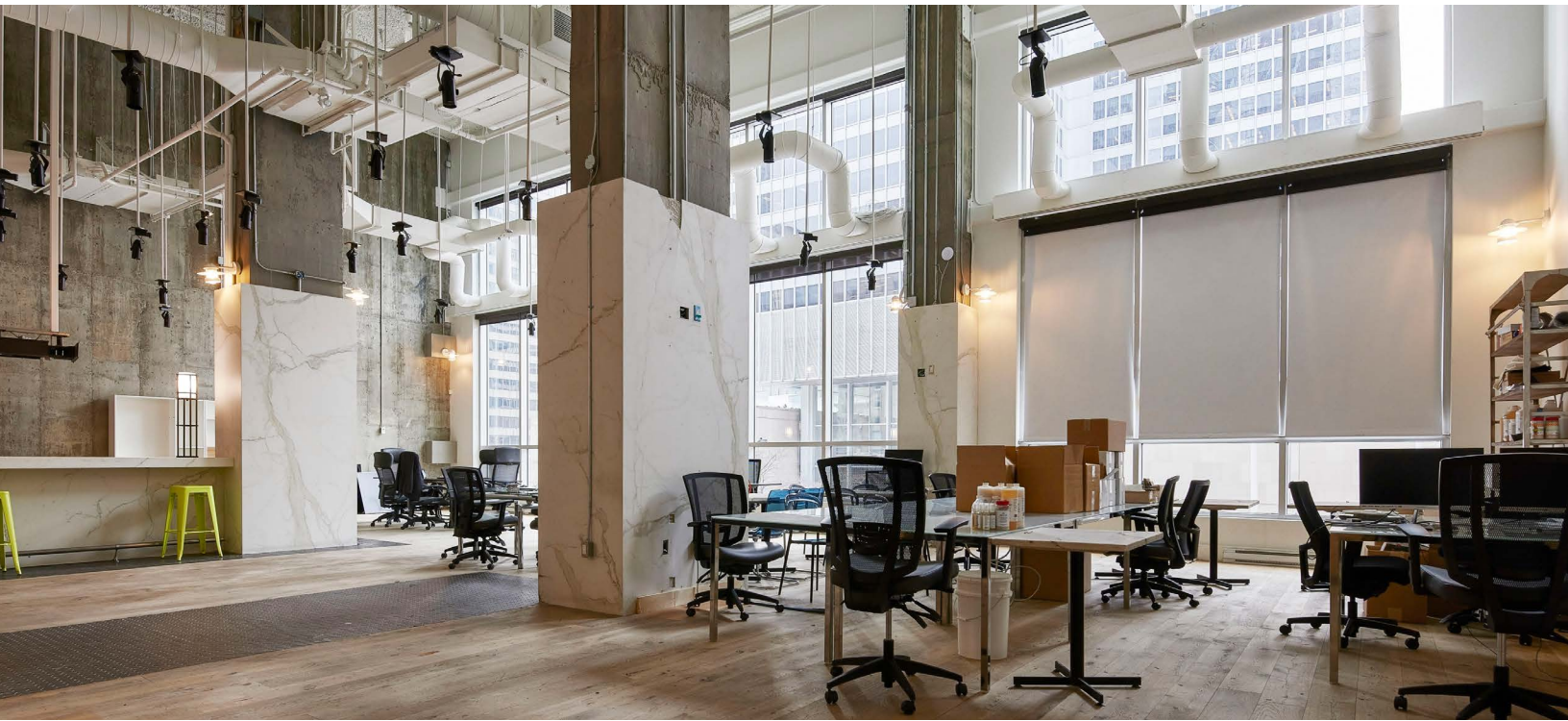
PROPERTY DETAILS		DEMOGRAPHIC DATA	
Condo area	4,174 SF	Radius	500 m of the property
Year built	2013	Population (2023)	5 534 people
Zoning	M.7C Medium-intensity retail and services	Median age (2023)	36 years
Private lot number	5 087 572	Average household income (2023)	\$117,091
Taxes	Municipal (2024) : \$74,253.86 School (2024-2025) : \$2,215.54 Total : \$76,469.40	Number of households (2023)	3 397
Municipal assessment (2023-2025)	Building : \$333,000 Land : \$2,219,000 Total : \$2,552,000	Average household size (2023)	2 people
Parking	3 stalls		
Asking price	\$2,200,000		

Source: Colliers Hydra, 2024.



Prime retail space
for lease

1211 Robert-Bourassa Boulevard
Montréal, QC



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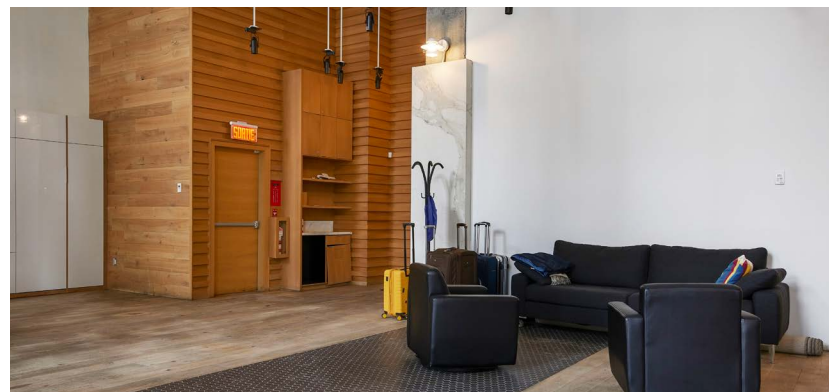
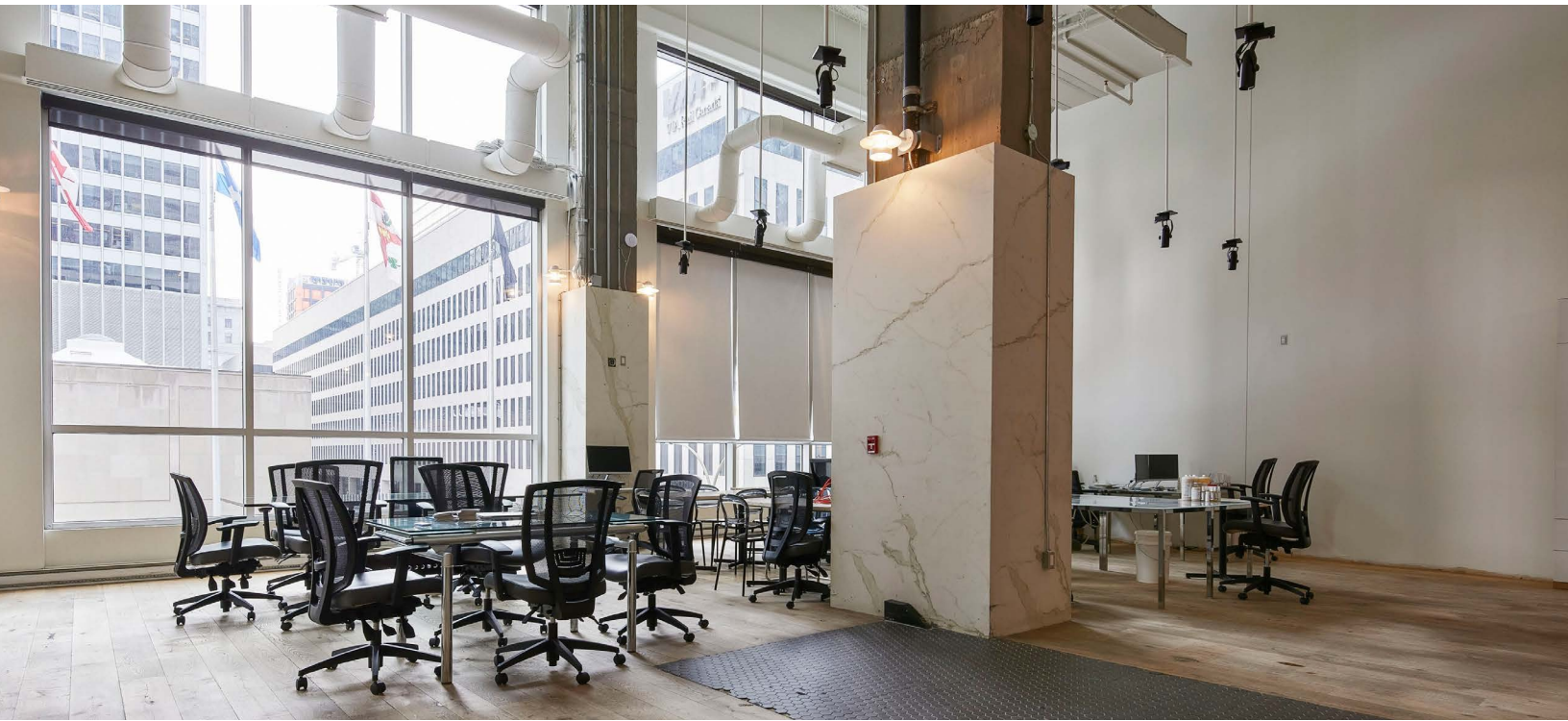
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