

4321 – 4329 Papineau Avenue

Montréal, Québec



Building for Sale

CBRE

PRIVATE
CAPITAL
GROUP

NATIONAL
APARTMENT
GROUP

PROPERTY OVERVIEW

LOT NUMBER	1 192 508
LAND AREA	9,635 sq. ft.
BUILDING AREA	16,987 sq. ft.
MUNICIPAL ASSESSMENT (2024)	\$2,511,900
LAND VALUE	\$1,387,400
BUILDING VALUE	\$1,124,500
ZONE	0863
AUTHORIZED USES	C.2 – Businesses and services in low-traffic commercial areas H - Residential
MAXIMUM HEIGHT	3 Floors; 12.5m

INVESTMENT HIGHLIGHTS



PRIME LOCATION ON PAPINEAU AVENUE WITH EXCELLENT CONNECTIVITY



WELL MAINTAINED, TWO-STOREY MIXED-USE PROPERTY (RETAIL & OFFICE)



FULLY LEASED PROPERTY WITH A WALT OF 2.26 YEARS, WITH RENEWAL OPTIONS FOR ALL TENANTS



LOCATION OVERVIEW

99

WALK SCORE

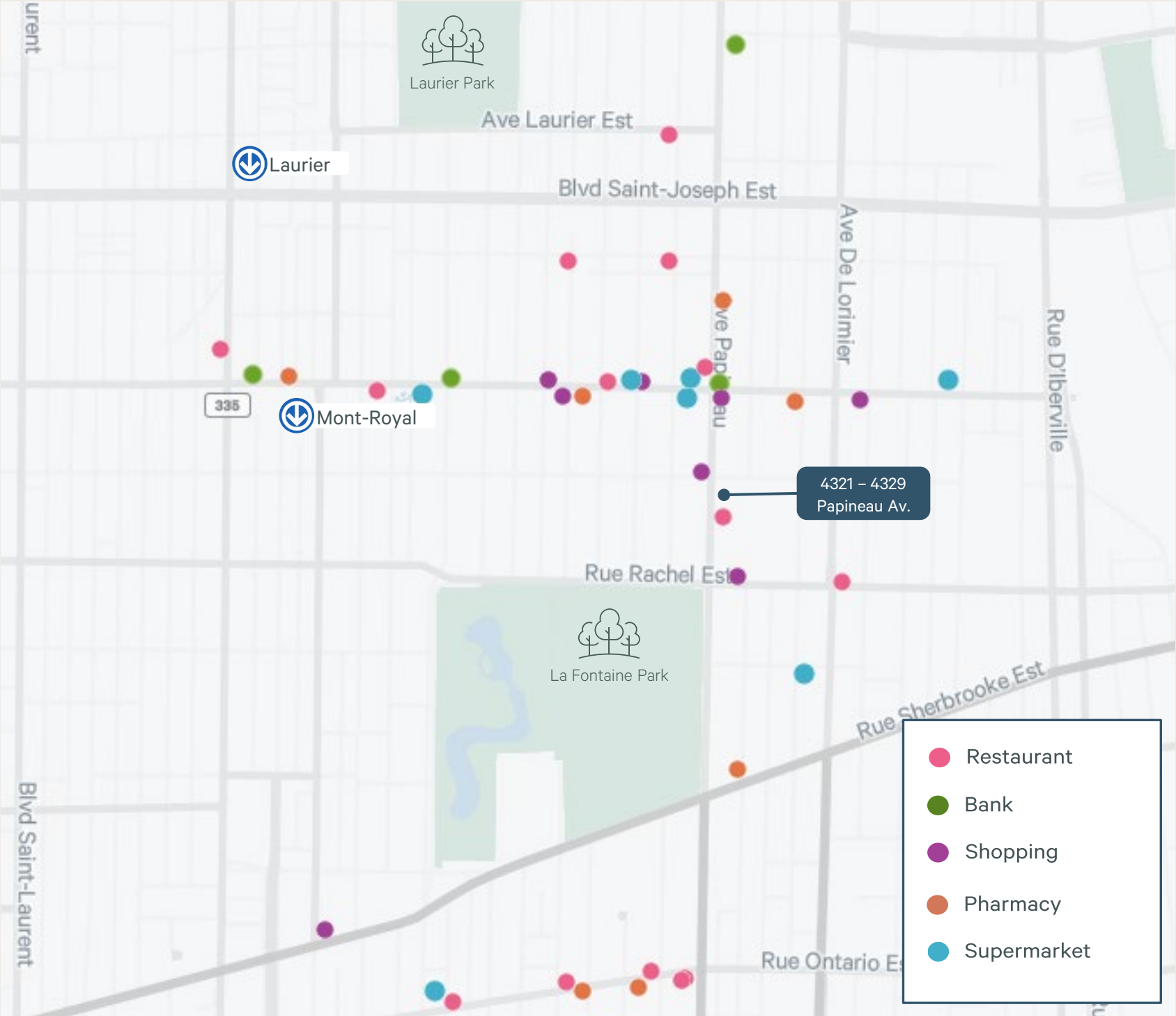
100

BIKE SCORE

70

TRANSIT SCORE

DEMOGRAPHICS WITHIN A 3 KM RADIUS	
Total Population - 2025	313,490
Total Population – 2030 Projected	304,896
Number of Occupied Households	165,029
Average Household Income	\$94,855
Median Age	35.4
Average Household Size	1.86



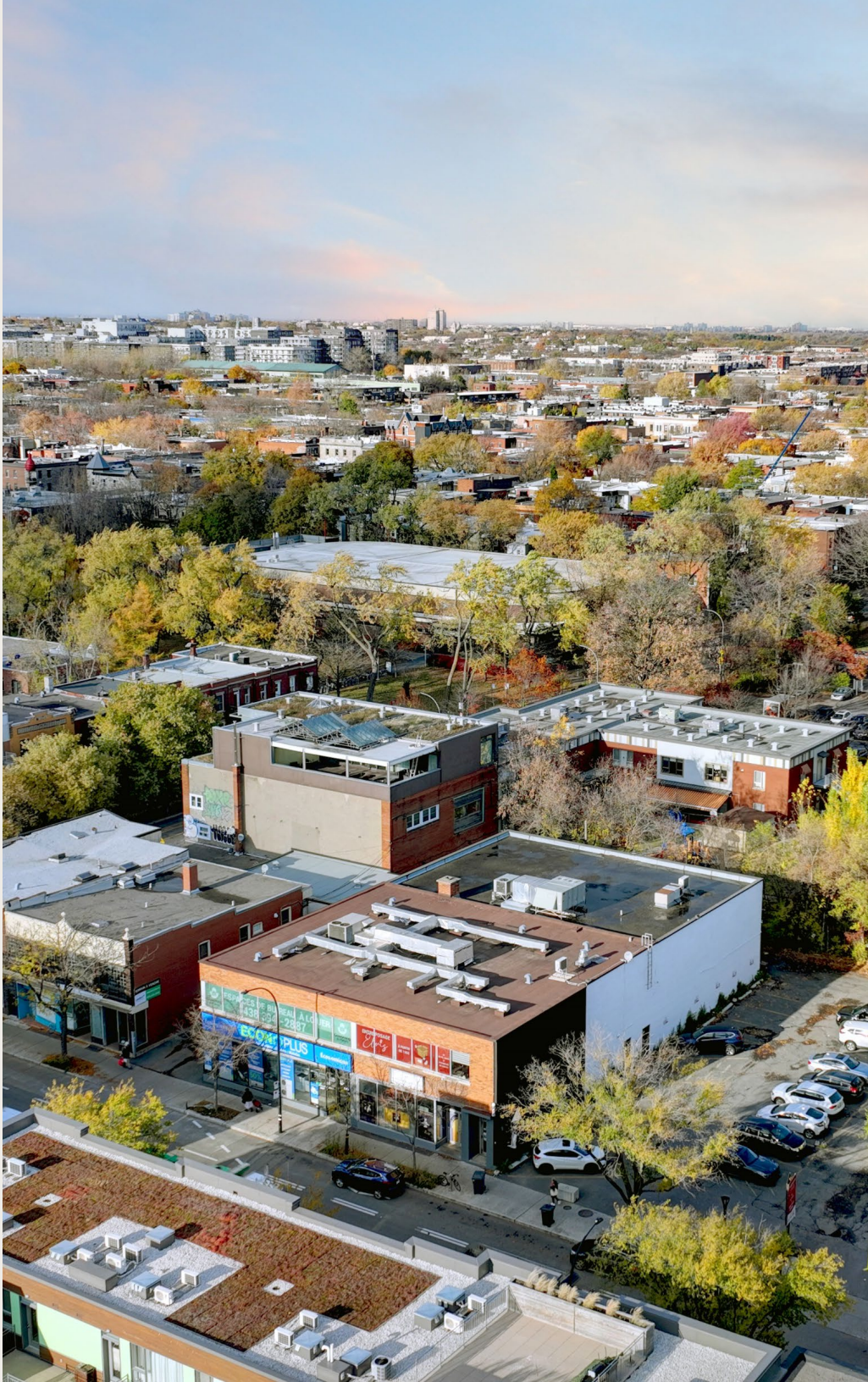
FINANCIAL OVERVIEW

Expenses	
Municipal Taxes (2025)	\$64,998
School Tax (2025-26)	\$1,851
Insurance	\$16,376
Electricity	\$26,520
Repairs & Maintenance	\$9,609

Tenant	9496-2024 Québec Inc.	Éconoplus	Coworking du Plateau	
Floor	Ground Floor	Ground Floor	2 nd Floor	Basement
Usage	Restaurant	Retail	Office	Storage
Area	2,000 SF	6,000 SF	8,000 SF	4,000 SF
Lease Start	2024-09-01	2024-05-01	2023-01-01	2023-01-01
Lease Expiration	2026-08-30	2029-04-30	2027-12-31	2027-12-31
Lease Type	Gross	Gross	Net	Net
Current Net Rent	\$21.00	\$20.00	\$27.00	\$18.00
Current Additional Rent	N/A	N/A	\$5.97	\$5.97
Renewal Option	One 5-year option, CPI	One 5-year option, CPI	One 5-year option, CPI	One 5-year option, CPI

Weighted Average Lease Term (WALT)* = 2.26 Years

*As of January 1, 2026







For More Information

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