



1175 | Place du Frère André
Montréal, QC

FOR SALE AND LEASE

Maison William-Dow,
an unmatched blend of history and luxury



Timeless Elegance in the Heart of Downtown Montreal

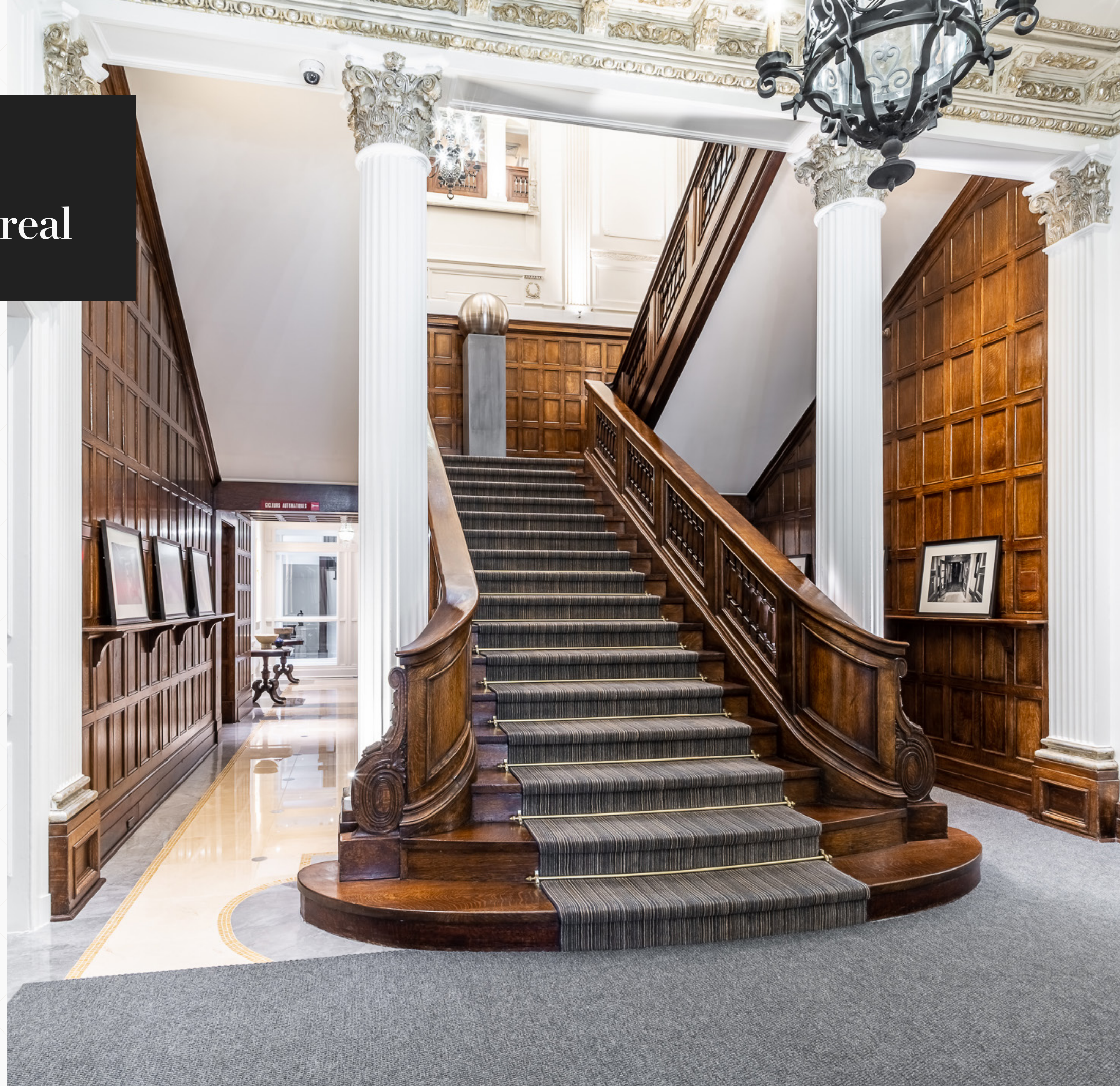
Step into history and luxury with **Maison William-Dow**, a rare and prestigious 19th-century mansion, perfectly suited for a **high-end flagship boutique**.

Situated in one of Montreal's most historic and sought-after neighborhoods, this architectural masterpiece offers an unparalleled setting for a brand looking to create an **iconic retail experience**.

ARCHITECTURAL GRANDEUR: THE ULTIMATE LUXURY EXPERIENCE

This historic mansion boasts **stunning Victorian-era architecture**, with:

- ✦ **High ceilings** and grand rooms, perfect for luxury product displays
- ✦ **Ornate woodwork, fireplaces, and intricate detailing**, adding an old-world charm to a modern retail concept
- ✦ **Expansive windows and elegant facades**, offering curb appeal that stops pedestrians in their tracks





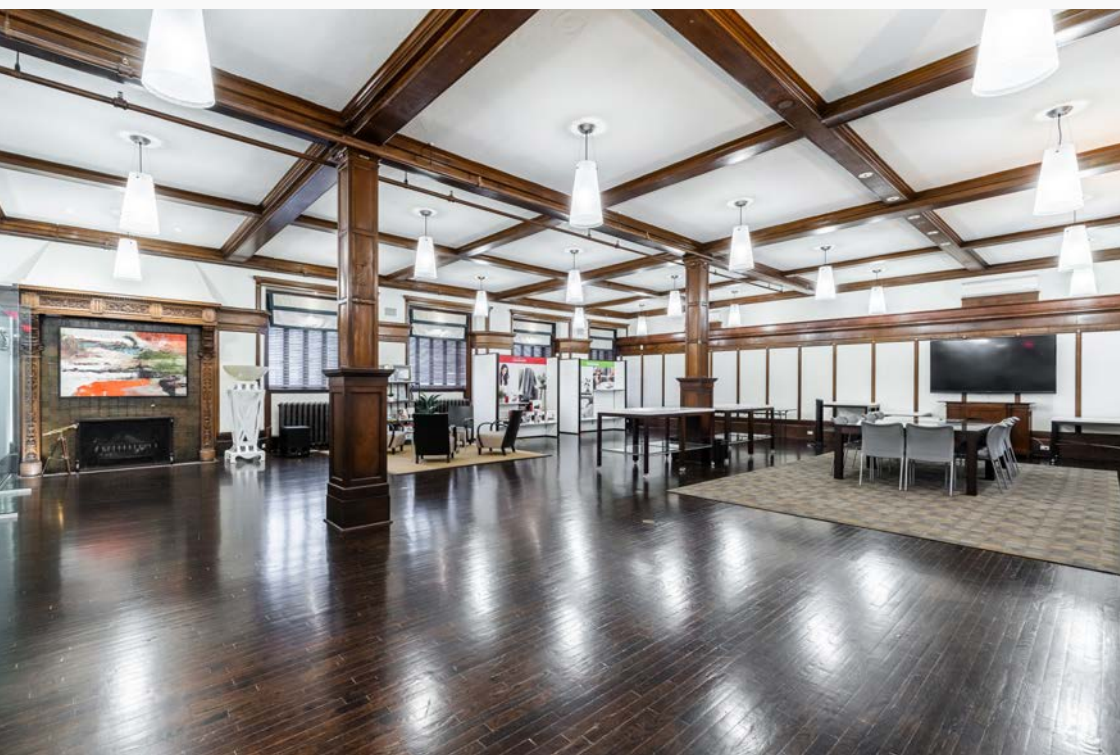
Property Information

Year Built	1861
Building Area (sf)	28,796
Land Area (sf)	17,867
Municipal Taxes (2024)	\$286,484
School Taxes (2024)	\$8,155
Availability (days)	90



Lease Information

Spaces Available (sf)	
Basement	10,482
Ground floor	11,295
2nd	10,891
Mezzanine	1,245
3rd	5,365
Total	39,278
Gross Rental Rate	Please Contact
Taxes & Operating Expenses	Included
Electricity	Included
Availability (days)	90



Municipal Valuation (2021)

Land	\$6,257,800
Building	\$2,822,700
Total	\$9,080,500



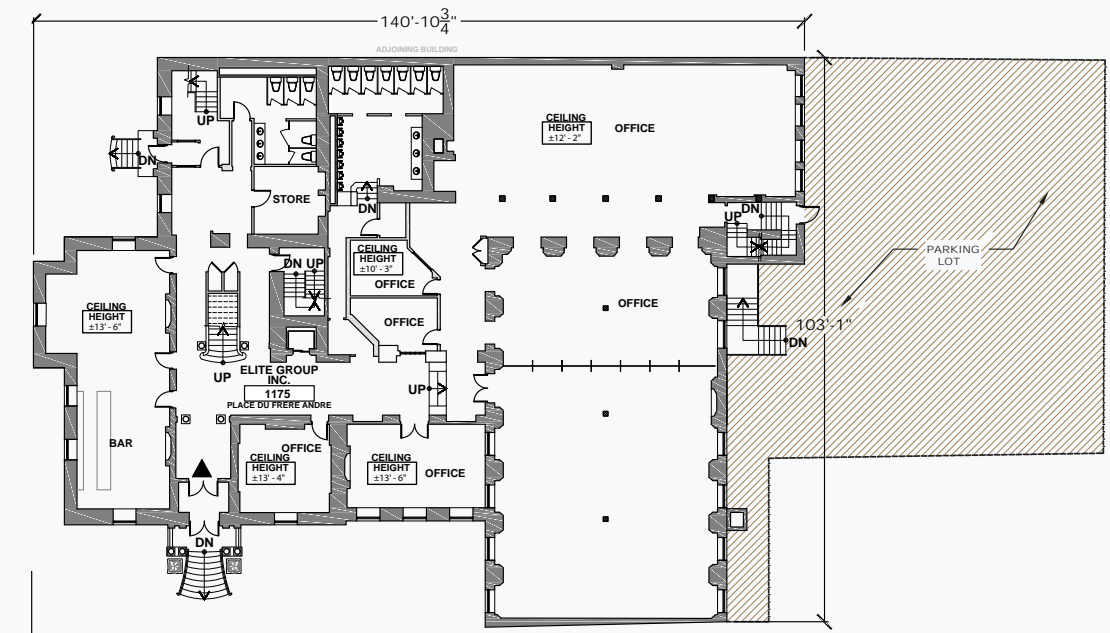
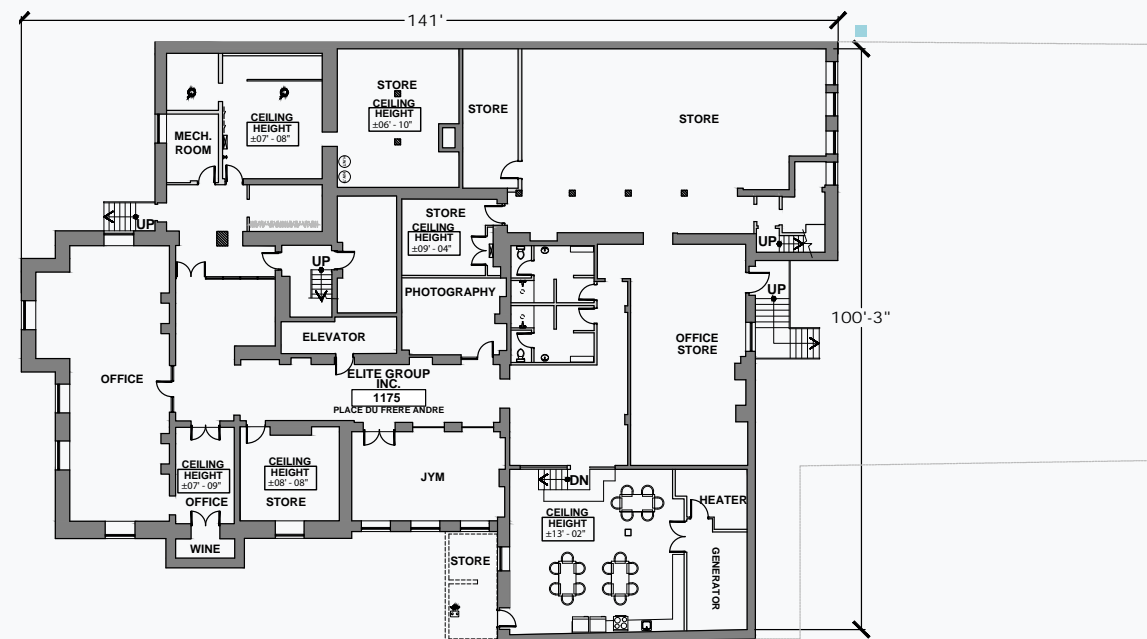
Sale Information

Asking Price	Please Contact
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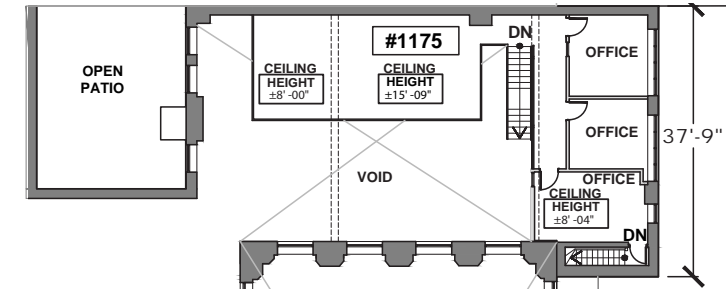
Basement ///
10,482 sf

Groundfloor ///
11,295 sf

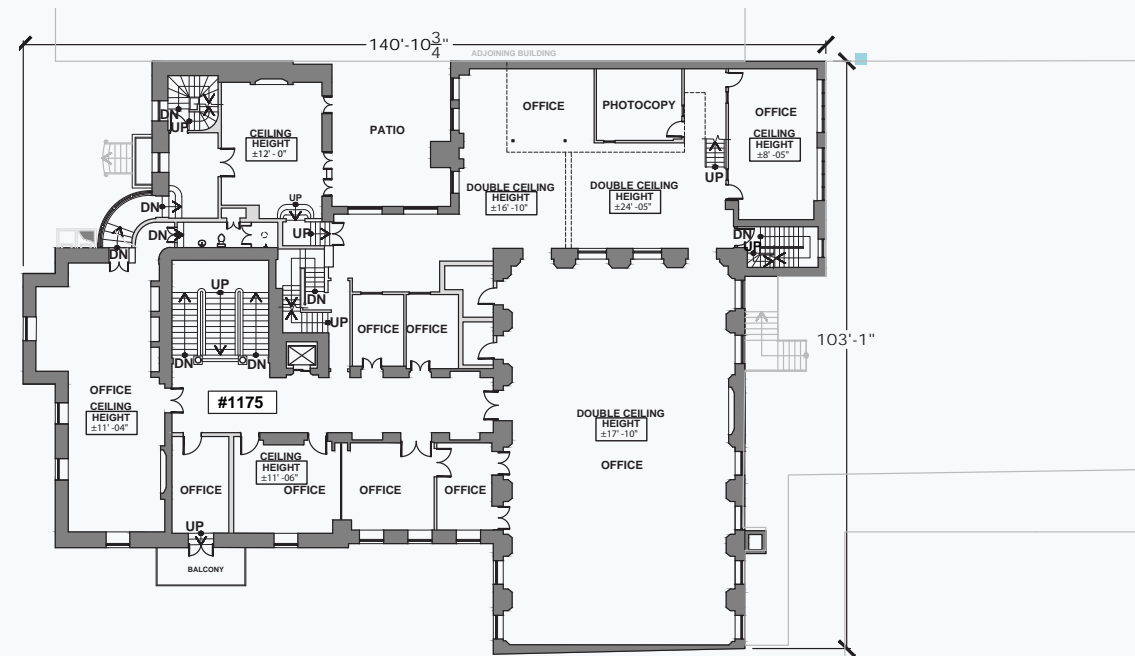




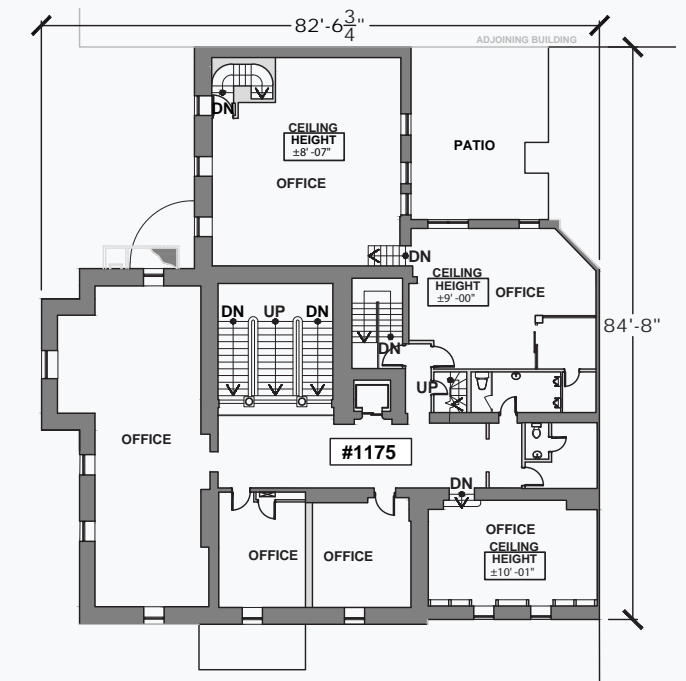
Mezzanine /// 1,245 sf



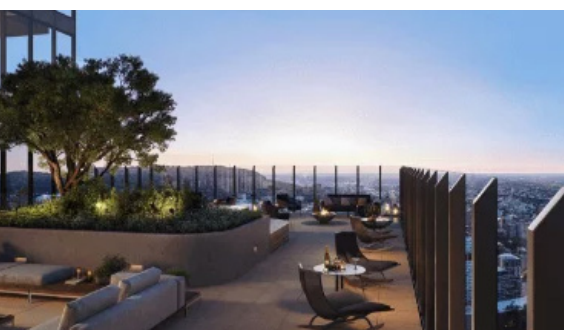
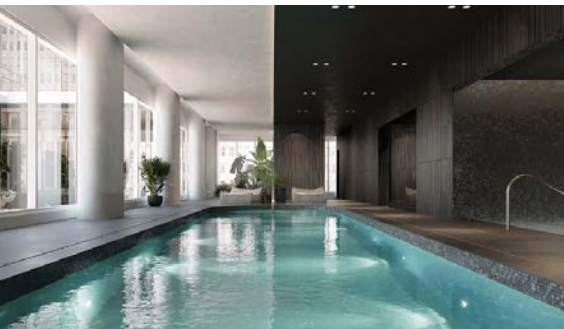
2nd Floor /// 10,861 sf



3rd Floor /// 5,365 sf



Enhancing the Neighborhood

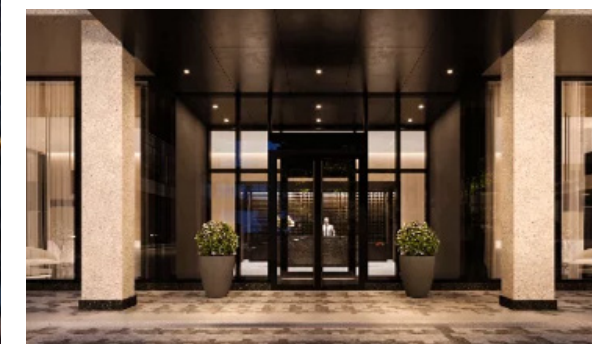
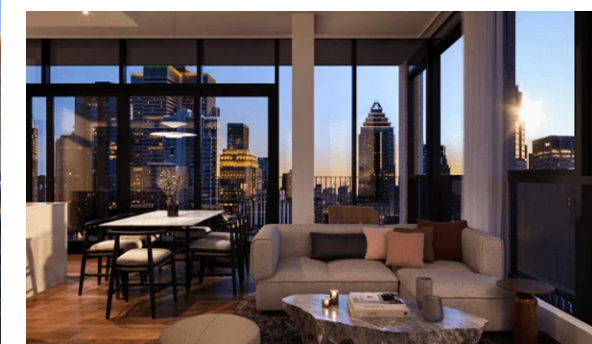
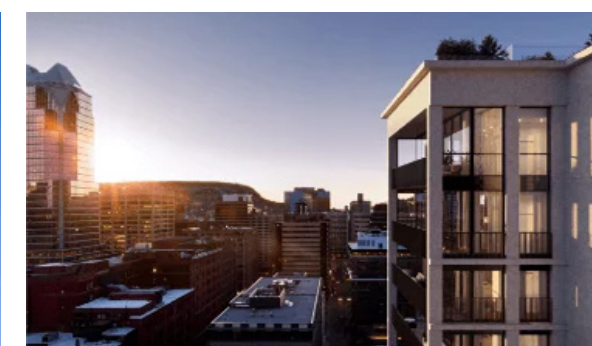


1 SQUARE PHILLIPS - PHASE 2

✦ **A Signature Development in Montréal** – A prestigious new residential development in downtown Montréal, adding to the vibrancy of the area.

✦ **Refined Urban Living** – A 21-storey tower with 441 units, landscaped courtyard by Claude Cormier, and rooftop terrace with stunning city views.

✦ **Contributing to a Vibrant Community** – This development contributes to the area's dynamic growth, offering modern living in a prime location. Expected delivery in 2025.



1 SQUARE PHILLIPS - PHASE 1

✦ **A Landmark Addition** – Montréal's tallest residential tower at 61 storeys, offering a range of high-end living spaces, from studios to luxury penthouses.

✦ **Exceptional Amenities** – Residents enjoy a private community, landscaped courtyard, co-working and cinema rooms, and a 12,000 SF wellness center with a gym, pool, and sauna.

✦ **Elevated Living** – A 6,000 sq. ft. Sky Lounge and 4,000 SF terrace on the 50th floor provide breathtaking panoramic views.

PHILLIPS SQUARE: A LANDMARK TRANSFORMED

- ✦ **More Green Space** – Square Phillips has expanded by 35%, with triple the trees and double the green space.
- ✦ **Modern Upgrades** – New seating, water jets, granite paving, LED lighting, and free Wi-Fi enhance the space.
- ✦ **Heritage Restored** – The \$50M project preserves historic elements, including the Edward VII statue.



PLACE DU FRÈRE-ANDRÉ

- ✦ Place du Frère-André is currently undergoing renovations to expand and enhance this public space.

Strategically located in the heart of **Downtown Montreal**

RESTAURANTS

- | | |
|------------------------------|------------------------------|
| 1. Toqué! | 9. Siam Centre-Ville |
| 2. Restaurant Jérôme Ferrer | 10. Moishes |
| 3. Garde Manger | 11. Gibbys |
| 4. Monarque | 12. Le Cathcart |
| 5. BOUILLON BILK | 13. Hiatus Restaurant et Bar |
| 6. Bar George | 14. Nora Gray |
| 7. Henri Brasserie Française | 15. Dorsia |
| 8. Jatoba | 16. Romies |

CAFÉS

1. Ferreira Café
2. Crew Collective & Café
3. Café Olimpico
4. Amea Café
5. Café Bazin

LANDMARKS & SPA

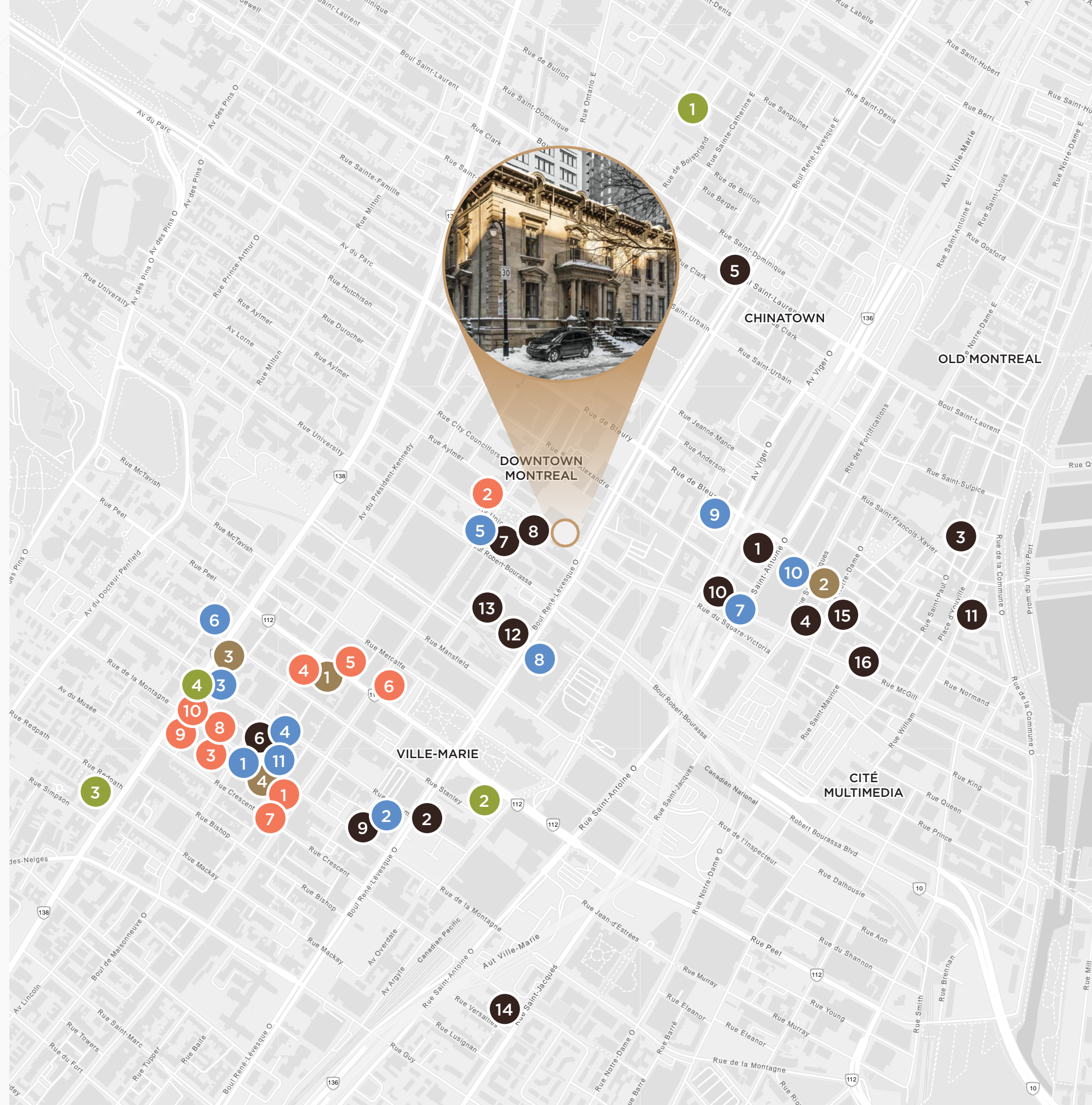
1. Quartier des Spectacles
2. Centre Bell
3. Galerie de Bellefeuille
4. SPA ST. JAMES

HOTELS

- | | |
|---------------------------------|---------------------------------|
| 1. Four Seasons Hotel Montreal | 7. W Montreal |
| 2. Warwick Le Crystal | 8. Fairmont The Queen Elizabeth |
| 3. The Ritz-Carlton Montreal | 9. Humaniti Hotel Montreal |
| 4. Le Mount Stephen | Autograph Collection |
| 5. Hotel Birks Montreal | 10. InterContinental Montreal |
| 6. Sofitel Montreal Golden Mile | 11. Vogue Hotel Montreal |

RETAILS

- | | |
|--------------------------------|---------------------------|
| 1. Holt Renfrew Ogilvy | 6. Canada Goose Montreal |
| 2. Hudson's Bay | 7. Apple Sainte-Catherine |
| 3. Chateau D'Ivoire | 8. Christofle |
| 4. Montblanc Boutique Montréal | 9. Suitsupply Montreal |
| 5. Harry Rosen | 10. Tiffany & Co |



1175

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Montréal, QC

Contact

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