

# Prime Corner New Construction Next to Atwater Market

2668-2672 Notre-Dame Street West Little  
Burgundy, Montreal (Southwest)

FOR SALE



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Accelerating success.

# Executive Summary

Colliers is pleased to present, on behalf of Joe Rullier, the opportunity to acquire 2668–2672 Notre-Dame Street West, a newly constructed mixed-use asset located at a high-visibility corner in the heart of Little Burgundy—one of Montréal's most dynamic and sought-after neighbourhoods.

Completed in 2021, this architecturally striking property was designed by award-winning architect Thomas Balaban and features a collection of condo-style residential units with high-end finishes, generous natural light, and private outdoor terraces. The building is anchored by AAA commercial tenants, offering secure income and long-term upside in a location surrounded by top-tier restaurants, boutiques, cafés, and bike paths.

Just steps from the Atwater Market and the Lachine Canal, this property represents a rare opportunity to acquire a high-performing, design-forward asset in a location that continues to attract strong residential and commercial demand.

## Investment Highlights

- New construction (2021) in pristine condition
- Prime corner site with exceptional street exposure
- Architect-designed by Thomas Balaban for timeless appeal
- Luxurious residential units with private outdoor space
- Stable income from AAA commercial tenants
- Unmatched proximity to Atwater Market, transit, and local amenities



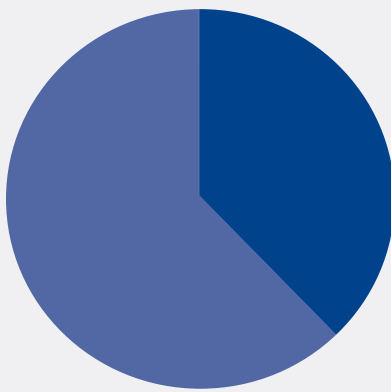
# Property Overview

<b>Address</b>	2668-2672 Notre-Dame Street West
<b>Borough</b>	Little Burgundy (Southwest)
<b>Location</b>	Montreal, QC
<b>Commercial Units</b>	2 (Mondou, Miette)
<b>Residential Units</b>	8
<b>Year Built</b>	2021
<b>Vacancy</b>	0%
<b>Land Area</b>	5,322 SF
<b>Building Area</b>	12,641 SF



ASKING PRICE  
**\$6,195,000**  
 \*REDUCED\*

## Distribution of Residential Units



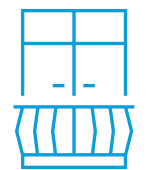
### Unit Type & Unit Count

- 1 BR: 3 units | 37.5%
- 2 BR: 5 units | 62.5%

Total: 8 Units



Modern High-Quality Finishes



Outdoor Terraces



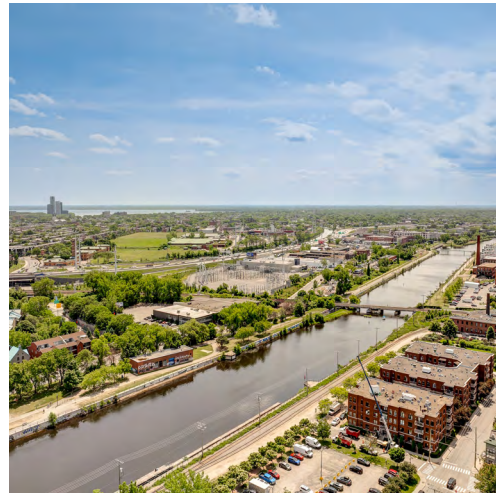
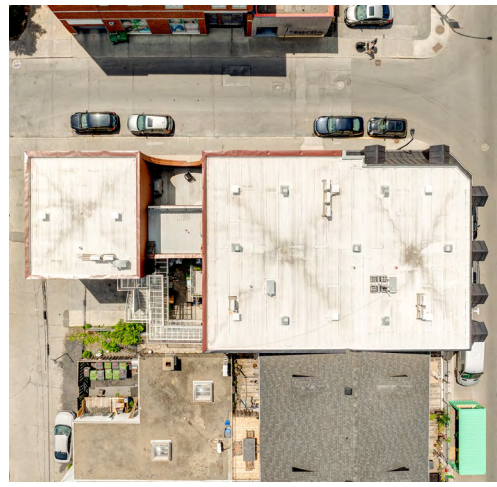
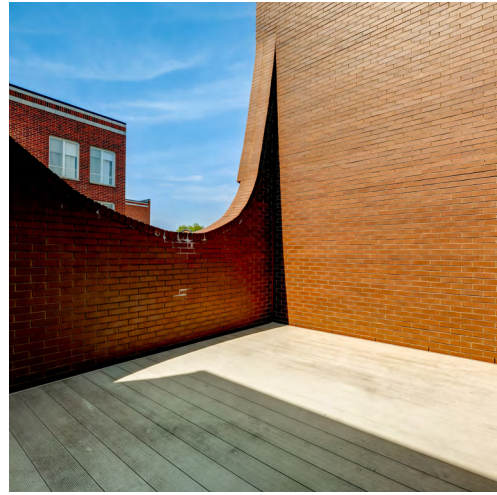
Prime Tenants



New Units

### Municipal Evaluation 2025

<b>Land Value</b>	\$586,000
<b>Building Value</b>	\$2,435,000
<b>Total Value</b>	\$3,021,000
<b>Municipal Tax</b>	\$44,861.20
<b>School Tax</b>	\$2,515.79



# MONDOU



# MIETTE




# Location Overview

Prime corner property adjacent to Atwater Market, offering proximity to restaurants, boutiques, cafes, and bike paths.






This prime corner property benefits from a highly desirable location just steps from the bustling Atwater Market, a landmark destination known for its fresh produce and gourmet offerings. Its setting places residents and visitors within easy walking distance of an array of acclaimed restaurants, trendy cafes, and unique local boutiques. The neighborhood's vibrant street life and cultural energy enhance the appeal for both commercial and residential tenants. Additionally, the area is well-connected by dedicated bike paths, encouraging a healthy, active lifestyle. This blend of accessibility, amenities, and atmosphere makes it an exceptional address in Montreal's Le Sud-Ouest borough.

 **Highway 136**  
5 min | 2.9 km

 **Airport**  
14 min | 17.2 km

 **Metro Station Lionel-Groulx**  
6 min walk

 2668-2672 Notre-Dame Street West

 RESTAURANTS, PUBS & CAFÉS	 CLOTHES
1 Joe Beef	15 James Perse les Archives
2 September Café	16 GoldFringe
3 Foiegwa	 SUPERMARKETS
4 Mignon Steak	17 Bleuet Market
5 Resto-Café Quoi De N'Oeuf	18 Super C
6 El Gordo	19 Branche d'Olivier Market
7 Le Vin Papillon	 PARKS
8 Geppetto Pizzeria	20 Sainte-Cunégonde
9 Atwater Cocktail Club	21 Vinet
10 Stem Bar	22 Victor-Rousselot
 OTHER ATTRACTIONS	23 De la Stelco
11 Atwater Market	24 Daisy-Peterson-Sweeney
12 Les racines du quartier	25 Square D'Iberville
13 The Lachine Canal	26 du Canal-de-Lachine
14 Stelco	27 De l'Encan



For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

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