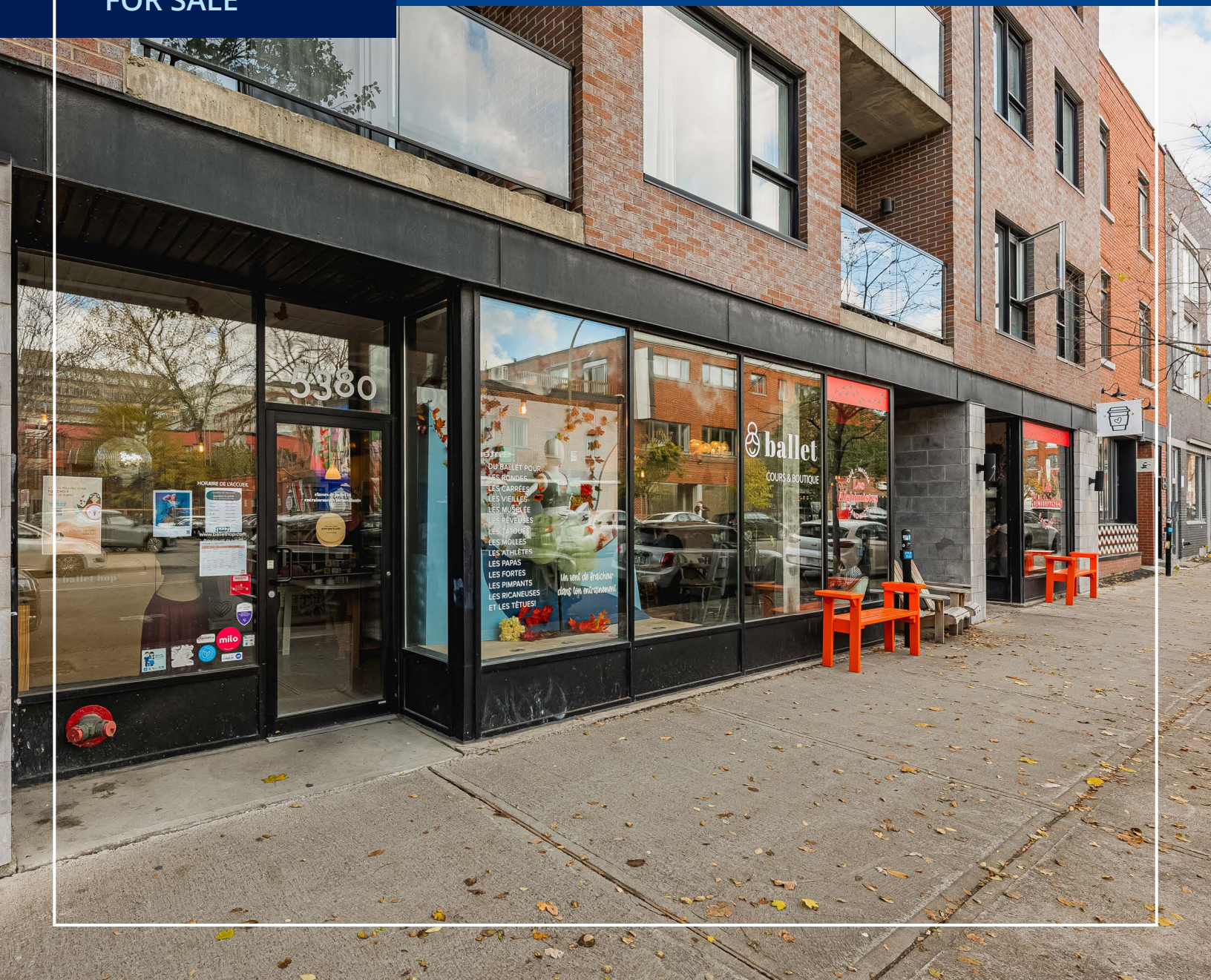


Prime Mile-End Retail and Commercial Condo Investment Opportunity

5380-5384 Saint-Laurent Boulevard, Montreal

FOR SALE



5380-5384 Saint-Laurent Boulevard, Montreal

Commercial Condo

Located between Fairmount and St-Viateur on the iconic Saint-Laurent Boulevard, this 3,795 sq. ft. commercial condo benefits from exceptional visibility, strong pedestrian flow, and the cultural energy that defines the Plateau/Mile-End district.

The property offers excellent frontage with large storefront windows that provide abundant natural light and a flexible layout adaptable to a wide range of uses.

Surrounded by cafés, retail, residential density, and established neighbourhood demographics, this versatile asset is ideally suited for an owner-occupier or an investor seeking a prime location with repositioning or leasing upside.



3,795 sq.ft. available



Available immediately



Restaurants, stores, cafés and public transport nearby



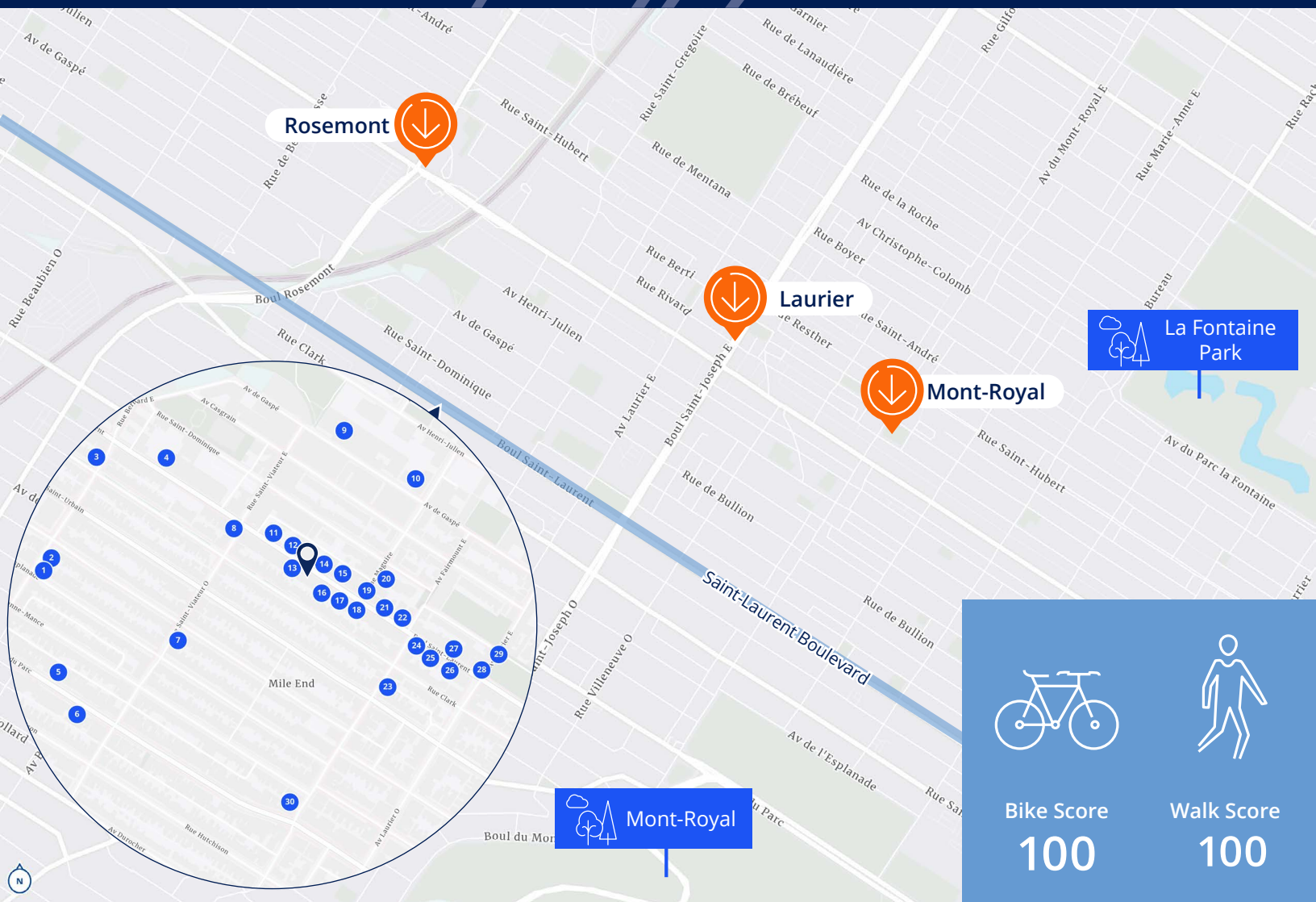
High ceilings and full-height windows



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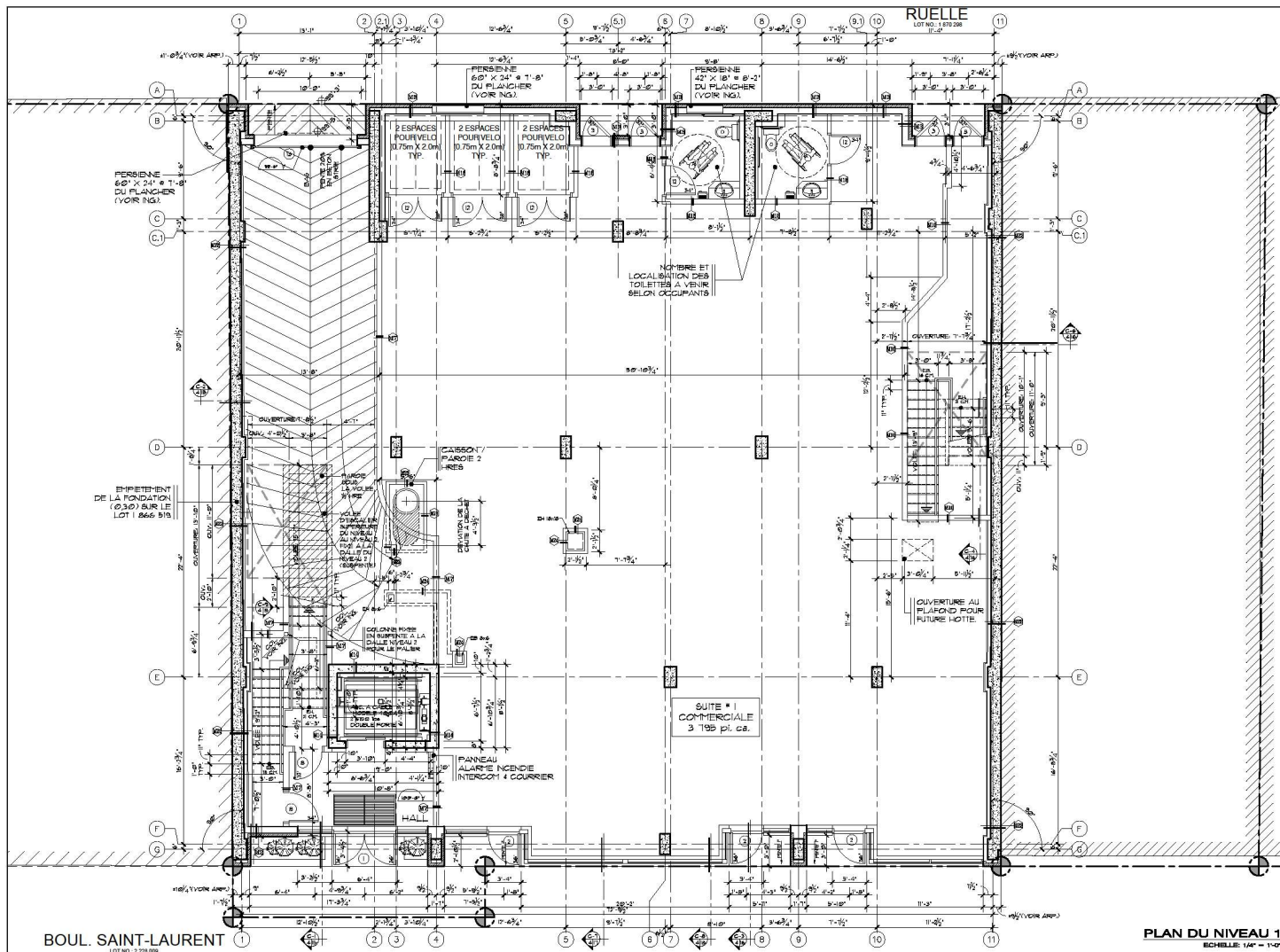
In the heart of a commercial corridor

1	Fruiterie YM	7	St-Viateur Bagel	13	Sushi Nishinokaze	19	Pizzeria Magpie Mile-End	25	Surplus Trends
2	Librairie Drawn & Quarterly	8	Le Rodman Bar Festif	14	Ramen Nakamichi	20	Café Éclair	26	Cinéma Moderne
3	Bernie Beigne	9	TD Canada Trust	15	Aux Angles Ronds Café-Buvette	21	Restaurant Petit Seoul	27	Boutique Unicorn
4	Boutique Odeyalo	10	Proxim	16	Citizen Vintage	22	Larrys	28	Siboire Saint-Laurent
5	Familiprix Clinique	11	RBC Royal Bank	17	Caribou Gourmand	23	Fairmount Bagel	29	Yoga Studio Mile-End
6	Supermarché Mile-End	12	Leila	18	Seconde	24	La Cordée	30	PJC Jean Coutu

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PROPERTY DETAILS

Area	3,795 sq.ft.
Year built	2015
Zoning	Commercial (C.4)
Private lot number	Exclusive : 5516046, 5516047 Common : 5516038
Taxes	Municipal: \$28,315 School: \$888
Municipal assessment (2024-2025)	Building: \$854,100 Land: \$393,500 Total: \$1,247,600
Parking	Street Parking
Asking price	\$1,500,000

DEMOGRAPHIC DATA

Radius	1 km
Population (2025)	43,145
Median age (2024)	33.7
Average household income (2025)	\$111,854
Number of households (2025)	20,607
Average household size (2025)	2.1

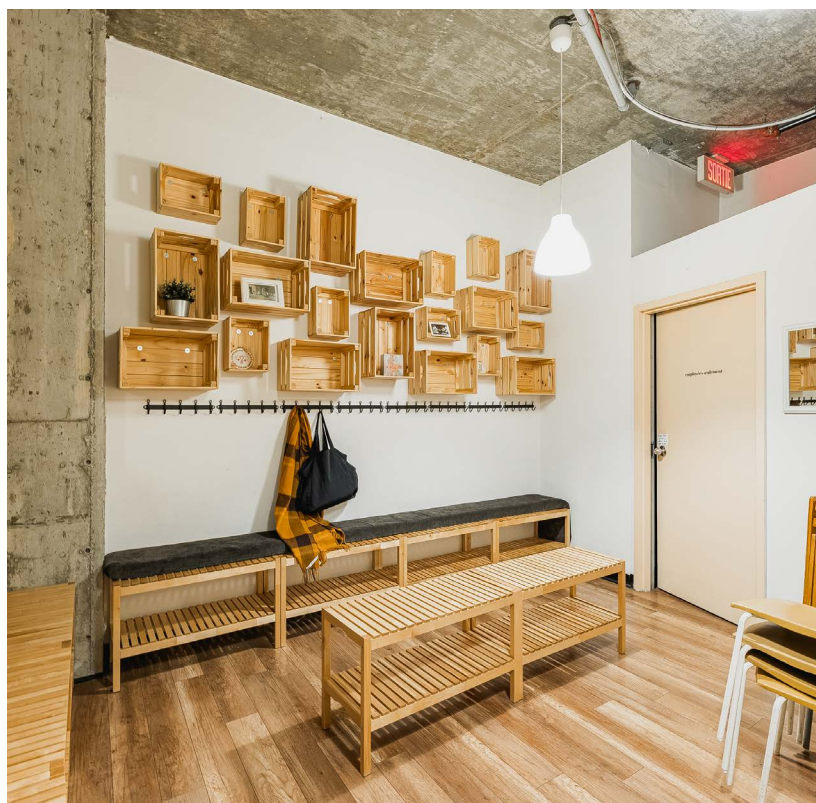
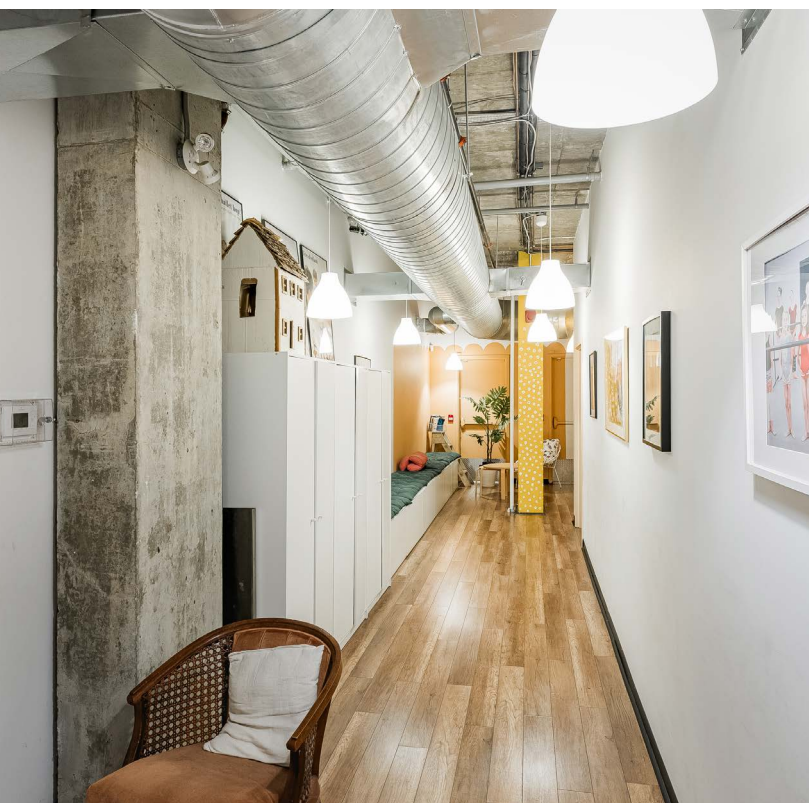
Source: Colliers Hydra, 2025.



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