



Commercial property for sale

334-332 Sainte-Catherine Street East, Montréal, Québec

AVISON
YOUNG



332-334
Sainte-Catherine Street East

The opportunity

Executive summary

Avison Young is proud to present this opportunity to acquire a property including an 8,445-square-foot lot with a 25,877-square-foot commercial building.

332-334 Sainte-Catherine Street East benefits from excellent visibility and accessibility in the heart of a well-established commercial district, adjacent to the UQÀM campus and in close proximity to the metro.

The property offers two distinct types of uses:

Commercial use: a ground floor with a leasable area of 7,355 sf, plus a mezzanine of 6,757 sf accessible by an interior staircase.

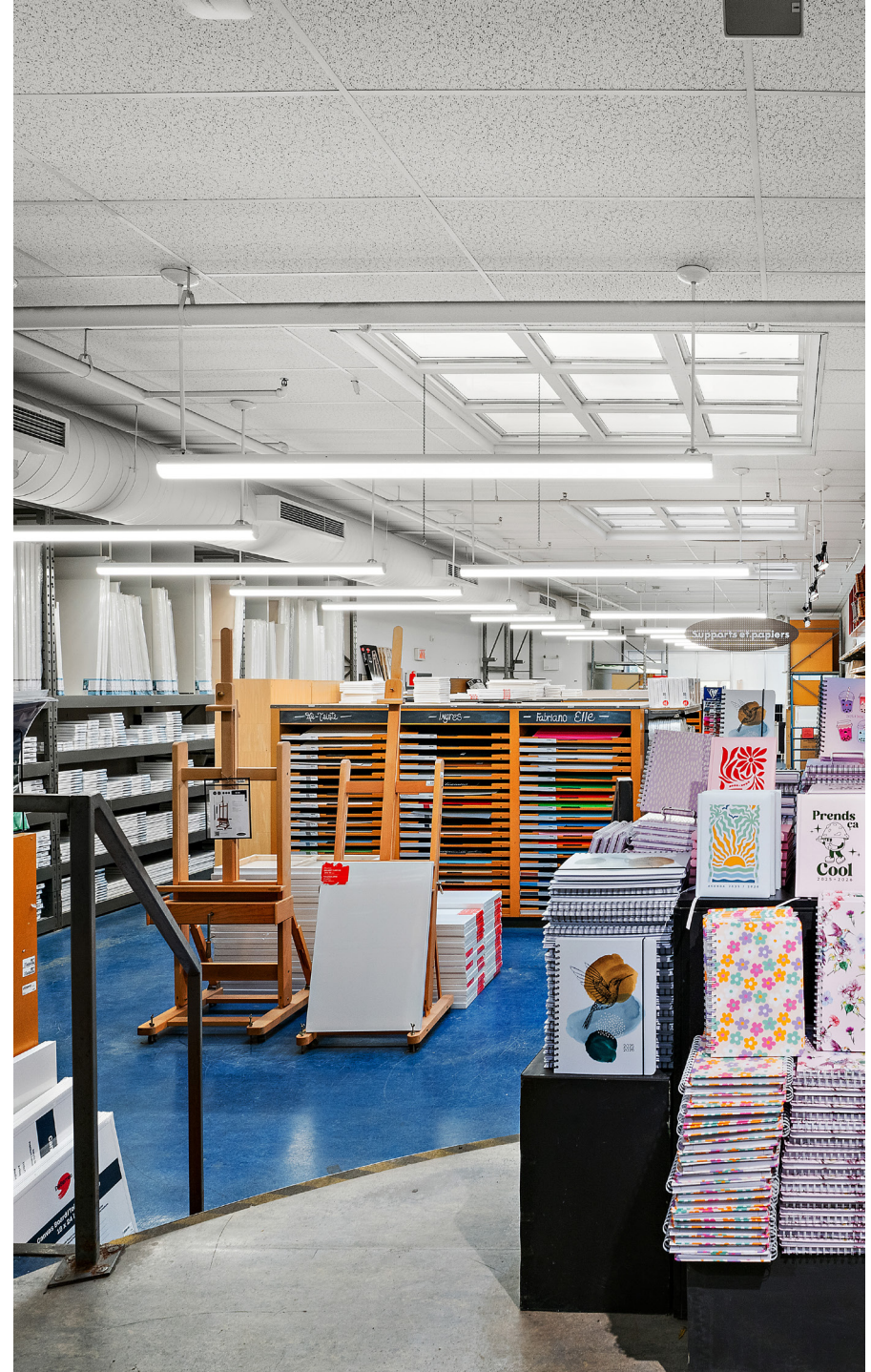
Office use: a third floor comprising 4,712 sf of leasable area.

The property also includes a large basement.

**Commercial property
offering 25,877 square feet
in the heart of Montréal's
Quartier latin.**

Property summary

Address	332-334 Sainte-Catherine Street East	
Borough	Ville-Marie	
Legal designation	Lot 2 161 956, Cadastre of Québec	
Year of construction	1940	
Recent work	New roof (2024) 4 new HVAC units (2024)	
Number of floors	3 floors, plus basement	
Building area	Basement	7,053 square feet
	Ground floor	7,355 square feet
	Second floor	6,757 square feet
	<u>Third floor</u>	<u>4,712 square feet</u>
	Total	25,877 square feet
Land area	8 445 square feet	
Zoning, permitted uses	Zone 0391 : Shops and services in areas of high commercial intensity	
Miscellaneous	- Elevator connecting the ground floor and the 2nd floor (mezzanine) - Loading dock - Freight elevator	
ASKING PRICE	\$6,300,000	





Municipal assessment and realty taxes

Assessment roll	2026-2027-2028	Municipal taxes (2025)	\$138,613.61
Municipal assessment, land	\$2,353,800	School tax (2025-2026)	\$3,841.48
Municipal assessment, building	\$2,231,900	Total realty taxes	\$142,455.09
Total municipal assessment	\$4,585,700		

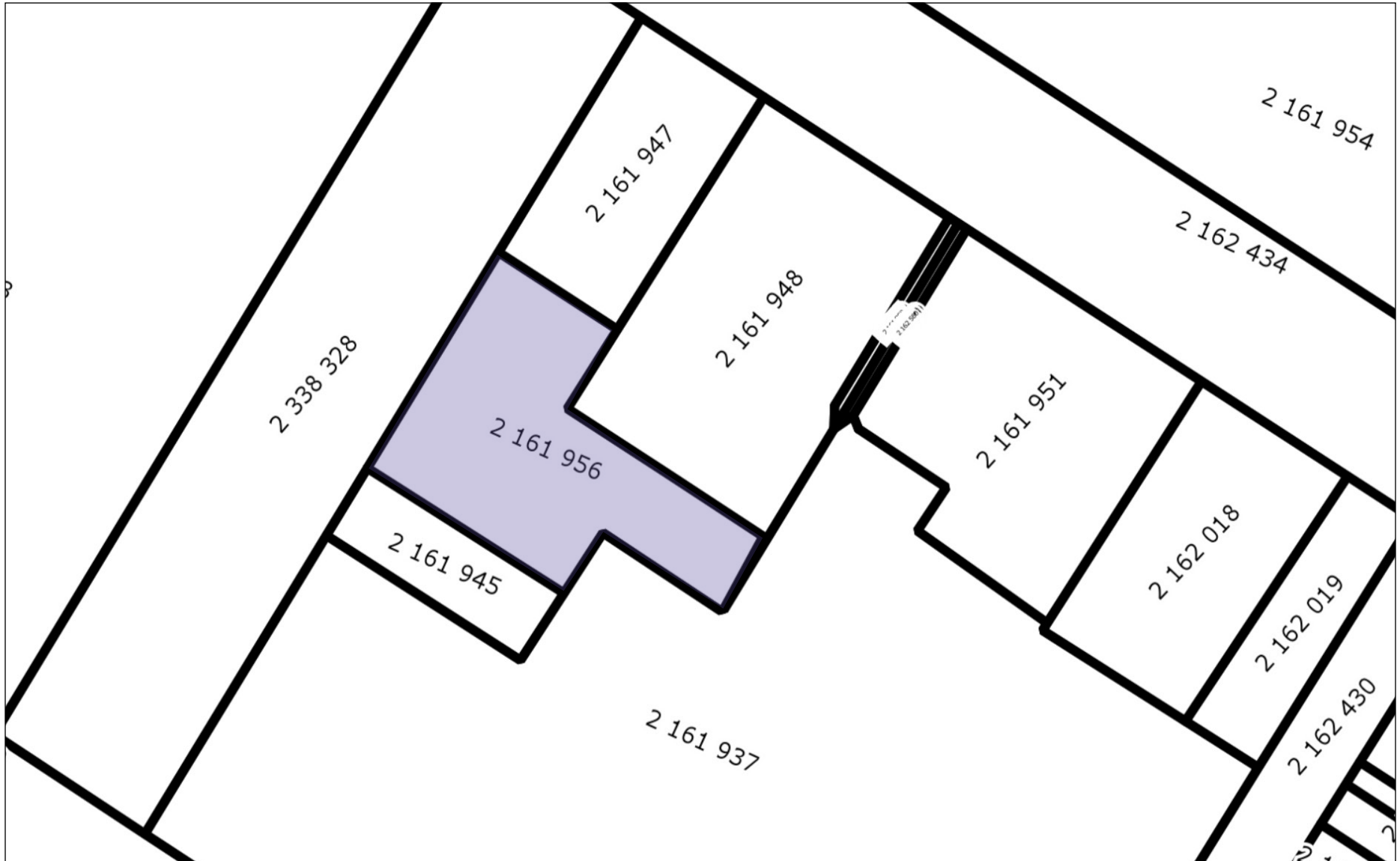
Zoning

Urban planning by-law, borough of Ville-Marie

Zone	Zone 0391 of the urban planning by-law of the Borough of Ville-Marie	
Permitted uses	M.9C: Mixed-use zone allowing high-density commerce and services on Sainte-Catherine Street: commercial or industrial use is permitted at all levels	
Density	Minimum density: n/a	Maximum density: 6
Implementation	Implementation method: Contiguous	Maximum implementation rate: 100%
Heights	Minimum height: 11 metres	Maximum height: 23 metres
Setbacks	Minimum side setback: 3 metres	Minimum rear setback: 4 metres

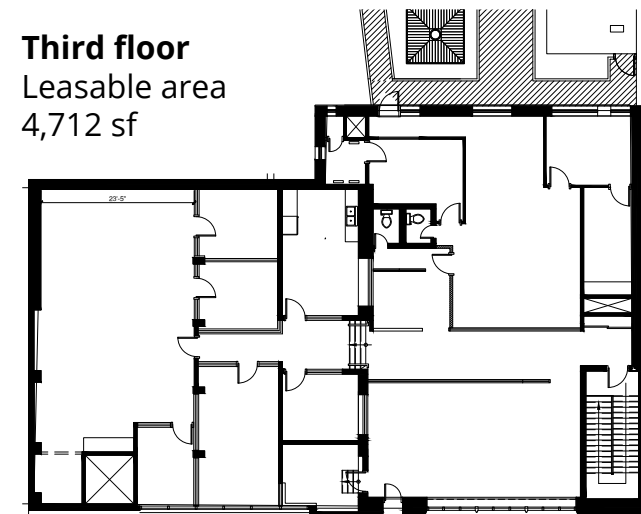
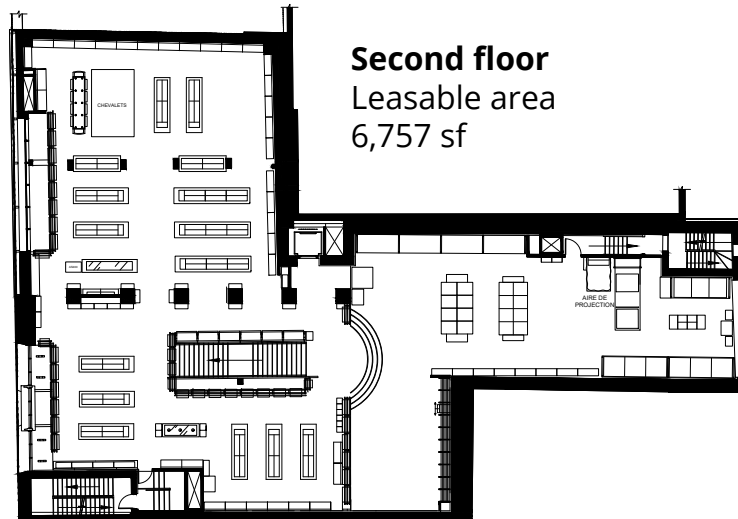
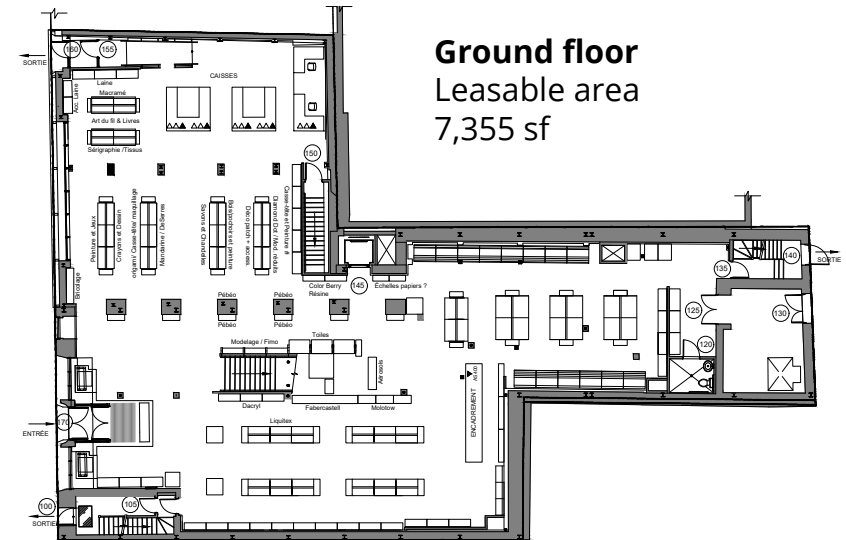
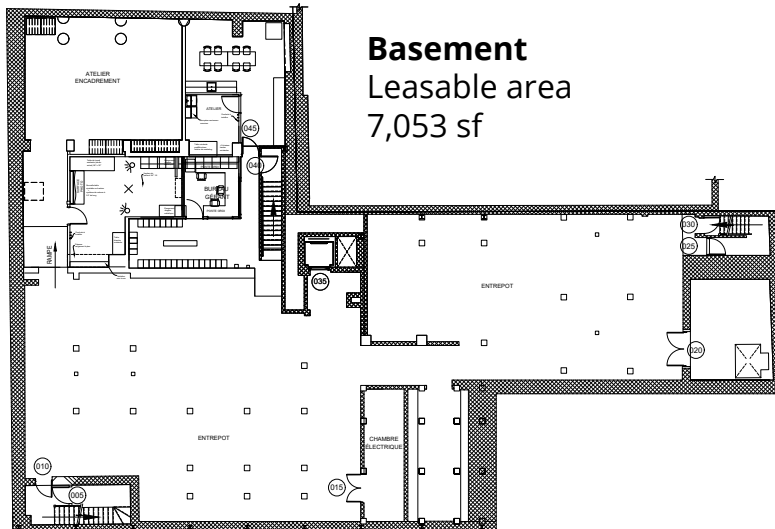


Cadastral plan

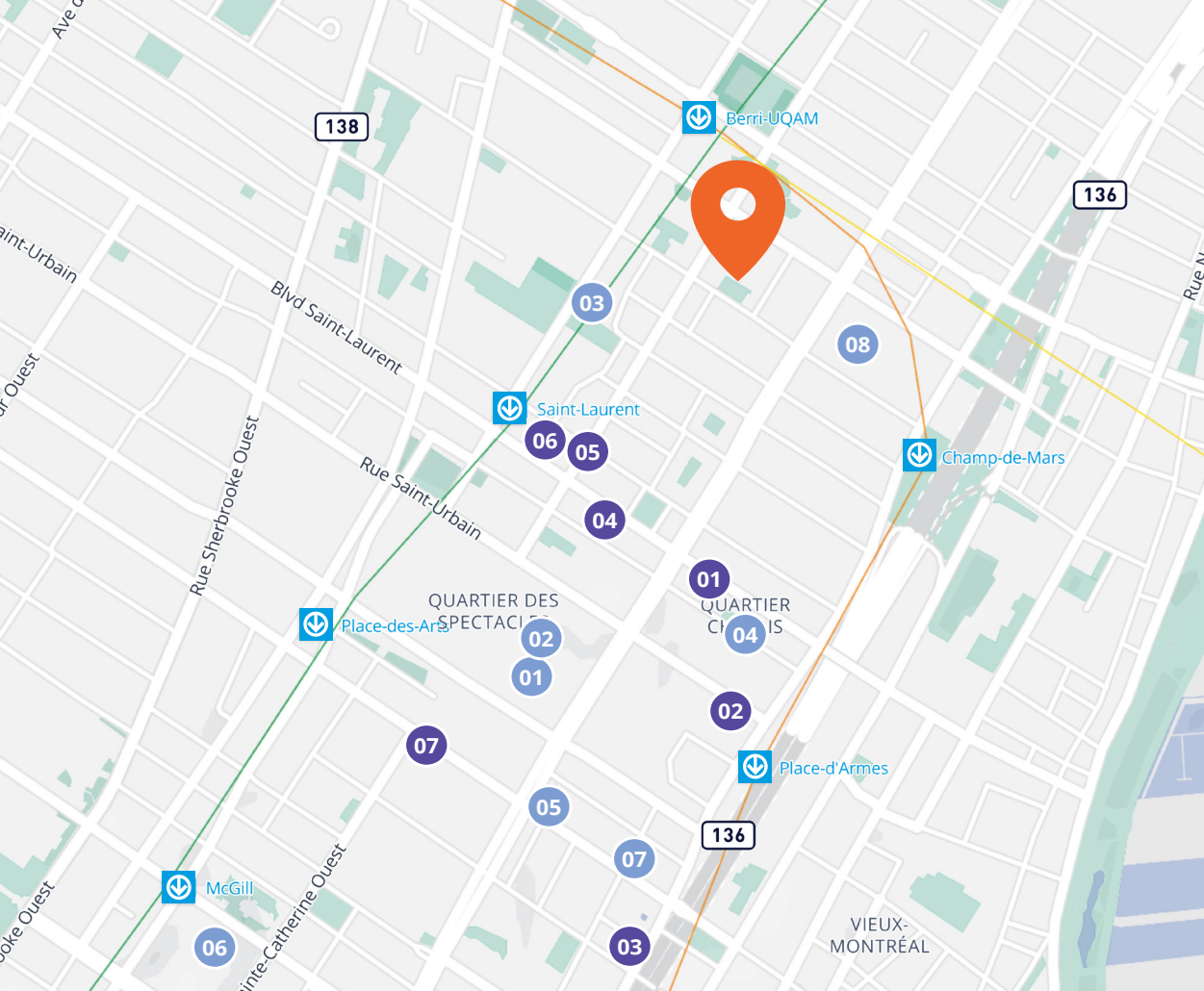




Plans d'étages







Ideally located in the heart of the UQAM campus, the property offers exceptional accessibility. It stands out for its large commercial space, a rarity in this area.

The area

Public transit

 Berri-UQAM	3-minute walk
 Saint-Laurent	8-minute walk
 Champ-de-Mars	8-minute walk
 Place-des-Arts	12-minute walk
 Gare Centrale	25-minute walk

Cafés and restaurants

01	La Capital Tacos
02	Fleurs et Cadeaux
03	Neo Tokyo Restaurant
04	Le Central
05	Bouillon Bilk
06	Cadet
07	Nyk's Bistro Pub

Shops and services

01	Hôtel Double Tree by Hilton
02	Complexe Desjardins
03	Quartier des spectacles
04	Quartier chinois
05	Hôtel Courtyard by Marriott
06	Centre Eaton
07	Hôtel Monville
08	CHUM



Terms & conditions of the sale process

The "Owner" or the "Vendor" has retained the services of **Avison Young Commercial Real Estate Services, LP** (the "Agency") as the exclusive real estate agency for the sale of the property located at **332-334 Sainte-Catherine Street East** in the City of Montréal (Québec) described herein (the "Property").

Presentation of confidential information

This marketing flyer (the "Documentation") has been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

The information used to design this document comes from various sources believed to be reliable. However, neither the Owner nor the Agency makes any affirmations, declarations, or warranty, express or implied, as to the accuracy or completeness of any information or statements contained herein or otherwise provided. The Vendor and the Agency expressly disclaim all liability for any error or omission in the Documentation or in any other written and verbal communication sent to potential buyers or made available to them.

It is understood that this Documentation may not be copied, reproduced or distributed to other persons or entities, at any time, without the prior written consent of the Owner and the Agency. This Documentation is made available to purchasers for information purposes only, and on the express condition that said purchasers will not use it for purposes other than those permitted herein. Anyone who has received the Documentation will deliver all documents received from the Agency on request and without delay without keeping any copy. By giving access to this Documentation, the Owner and the Agency do not undertake any obligation to provide any additional information before submitting a formal offer.

If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or

completeness. A prospective purchaser should not rely solely on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential buyers are invited to submit a proposal through the Agency according to the a template which will be distributed after disclosure and signing of a confidentiality agreement. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer's ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutors

All proposals should be addressed to Mr. Carl Gaudreault.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an "as-is, where-is" basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

Avison Young Commercial Real Estate Services, LP

Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4

To the attention of:
Carl Gaudreault
carl.gaudreault@avisonyoung.com
514.392.9466

Loïc Geoffrion
loic.geoffrion@avisonyoung.com
514.601.5874

**For more information,
please click here to sign the
confidentiality agreement and
return it to Loïc Geoffrion**



Contact us

For more information regarding this opportunity, please contact:

Loïc Geoffrion

Associate, Real Estate Broker

514 601 5874

loic.geoffrion@avisonyoung.com

Carl Gaudreault

Principal, Executive Vice President, Real Estate Broker

Courtage Carl Gaudreault Inc.

514 392 9466

carl.gaudreault@avisonyoung.com

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Visit us online
avisonyoung.ca

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