

FOR SALE

The Colliers logo is a blue square with the word "Colliers" in white serif font, with a horizontal rainbow stripe below it.

1703-1707 Saint-Denis Street, Montreal

Fully Leased Semi-Commercial Building For Sale

This exceptional four-storey property is ideally located on Saint-Denis Street, in the heart of one of Montreal's liveliest districts. With 6 residential units and 2 commercial units, it enjoys remarkable visibility and generates an annual gross revenue of over \$270K, representing a very attractive investment opportunity.

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Property Overview

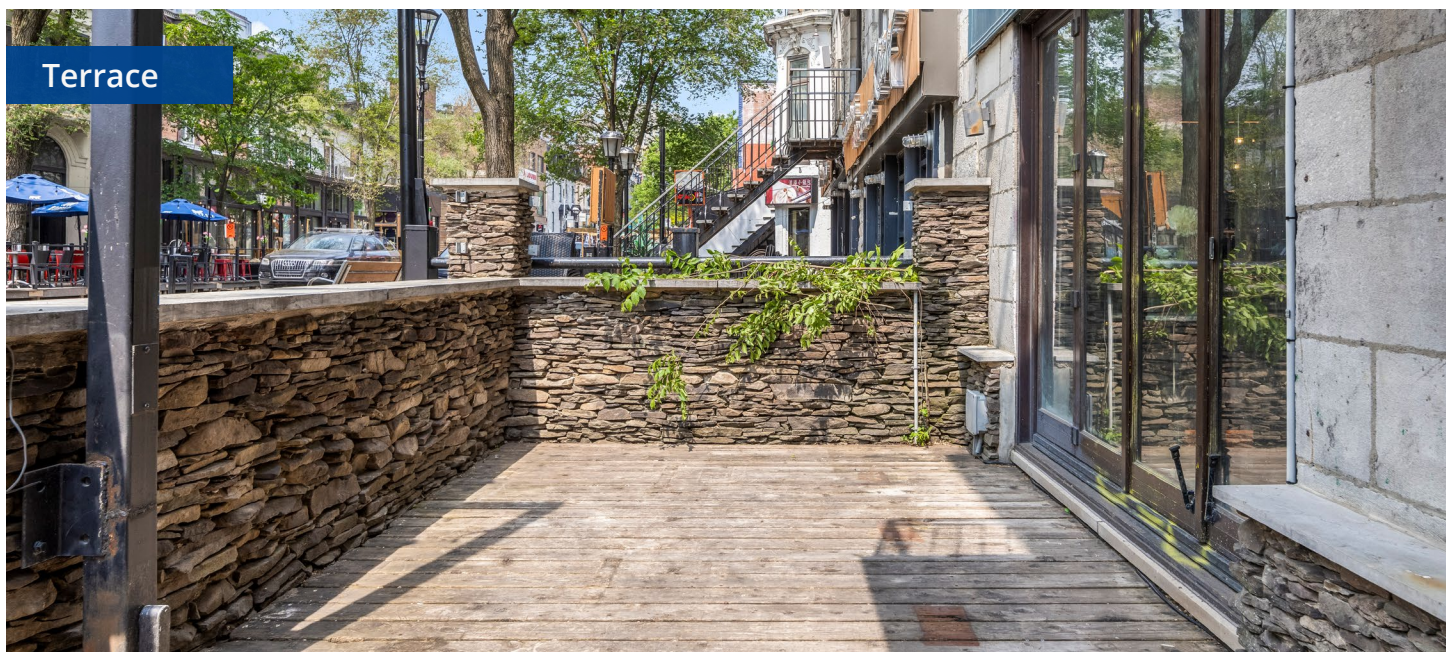
Fully Leased Property with Long-Term Market Rate Leases in Place

Zoning: M.8C Ville-Marie Borough

Civic address	1703-1707 Saint-Denis Street, Montréal
Lot number	2 161 498
Year built	1875 (renovated in 2024)
Building area	6,013 SF
Lot size	3,062 SF
Number of units	Commercial : 2 Residential : 6
Parking	3 spaces
Gross revenue	\$271,560
Expenses (Realty taxes, insurance & utilities)	\$71,154
Net operating income	\$200,406
Municipal evaluation	\$3,217,500
Asking price	\$3,200,000 + GST & QST

* Sold without legal warranty, at Buyer's risk.

**GST & QST not included.



Commercial Units



Residential Units





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