



# 754-762 Rue Saint-Paul O.

Ville-Marie (Old Montreal)

Investment Property for sale

± 24,950 sq.ft.



Leasable Area	± 24,950 SF
Total Commercial Area	± 5,250 SF
Total Residential Area	± 19,700 SF
1 <sup>st</sup> Floor	± 1,500SF
2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> Floors	± 18,200 SF
Land	± 8,416 SF

**Prime location in the heart of Old Montreal on Rue Saint-Paul O.**

**Strong foot traffic and tourist appeal year-round.**

**Located steps from Place d'Armes, the Old Port, and major cultural landmarks.**

**Close to metro stations (Place-d'Armes, Square-Victoria), bus routes, and Ville-Marie Expressway.**

**Ideal for a signature location in one of Montreal's most iconic neighbourhoods.**



Number of Units  
23



Gross Income  
\$1,124,400



Net Income  
\$997,663

**ZONE: M.7C**

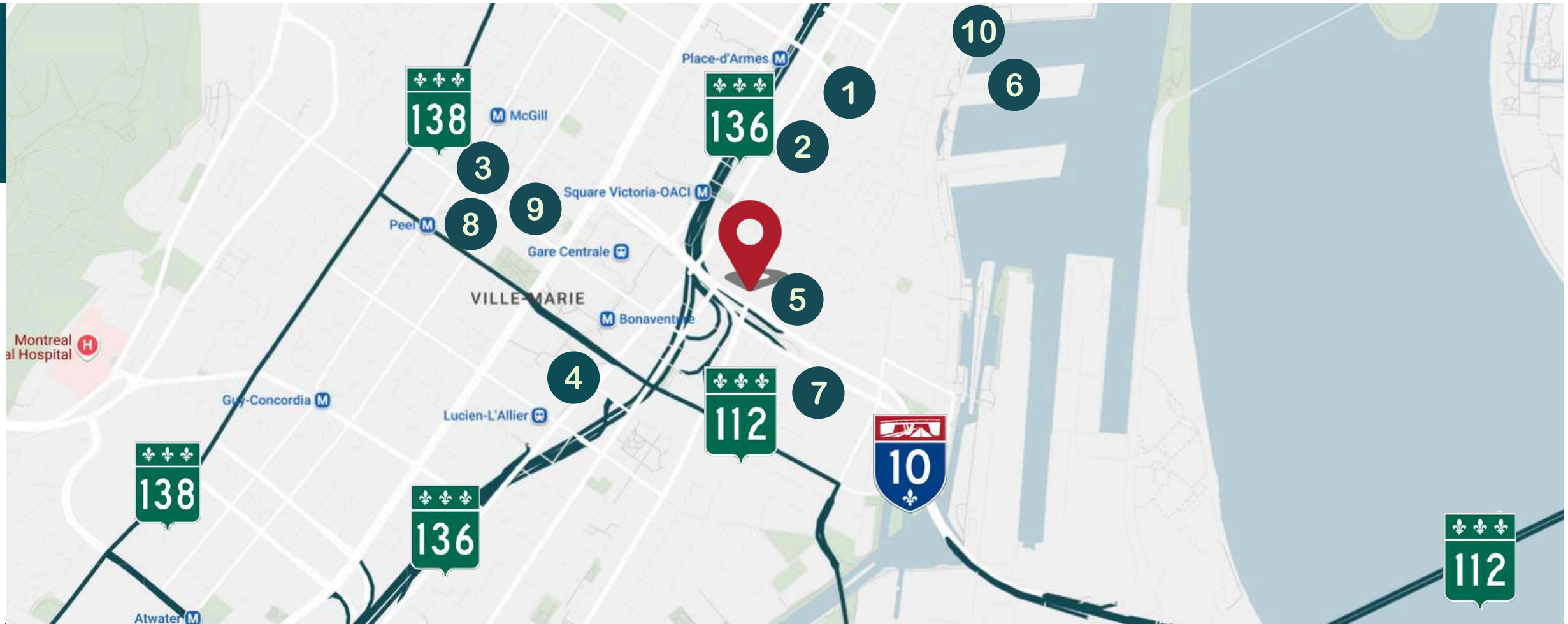
Mixed-use zone allowing medium-intensity commercial and service uses:  
commercial or industrial use is permitted on all levels

Residential, commercial, community related industrial, and institution zoning permitted

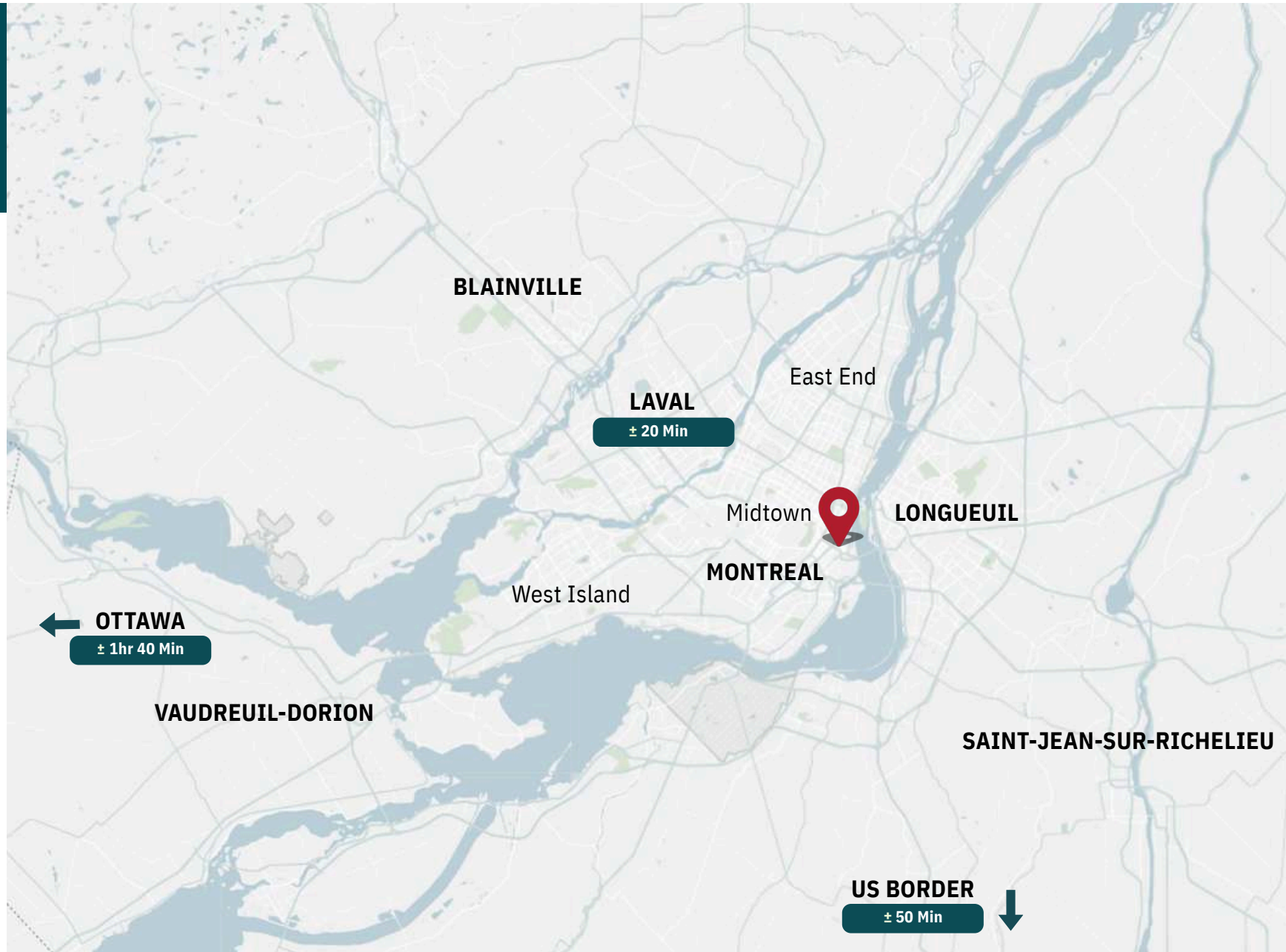
Maximum density - 9

Site coverage - 100%

Maximum height - 30m



- 1 Notre-Dame Basilica
- 2 World Trade Center
- 3 Eaton Center
- 4 Bell Center
- 5 IGA
- 6 Science Center
- 7 New City Gas
- 8 Montreal Trust
- 9 Place Ville Marie
- 10 La Grande Roue



## Driving Times

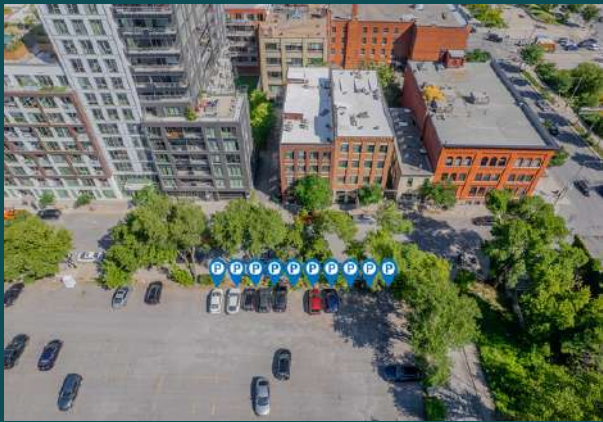
Notre Dame Basilica	± 2 Min
STM Square Victoria OACI	± 2 Min
Bonaventure Train Station	± 3 Min
Eaton Center	± 4 Min
Montréal-Trudeau International Airport	± 20Min



## Bus Times

# 35	Every ± 17-30 Min
# 50	Every ± 30 Min







Real Estate Agency

4480 Chemin de la Côte-de-Liesse, suite 290,  
Mont-Royal (Montréal), QC, H4N 2R1

**514.736.0511**

DISCLAIMER: Information provided is based on sources considered reliable, without a guarantee of accuracy. No responsibility and/or warranty is assumed by the broker. This document is intended solely for informational purposes, and is made subject to errors, modifications, and omissions. The purchaser/lessee is encouraged to perform proper due diligence prior to an acquisition or lease agreement. This is not an offer or promise to sell/lease that could bind the vendor/lessor to the purchaser/lessee, but rather an invitation to submit such offers or promises. Any sale is made without legal warranty.

**Philippe Marcotte \***

Vice-President

Certified Real Estate Broker, A.E.O

📞 514.889.0838

✉️ [pmarcotte@trimontcanada.com](mailto:pmarcotte@trimontcanada.com)

\* Real estate broker acting within the business corporation Courtier Immobilier Philippe Marcotte inc.

**Ryan Zwirek**

Associate

Commercial Real Estate Broker

📞 514.995.3419

✉️ [rzwirek@trimontcanada.com](mailto:rzwirek@trimontcanada.com)

**Avery Cadogan**

Associate

Commercial Real Estate Broker

📞 438.462.4948

✉️ [acadogan@trimontcanada.com](mailto:acadogan@trimontcanada.com)