

3600
3606

Saint-Laurent Boulevard
Montréal, Québec

CBRE



For Sale

FOR SALE

3600 – 3606 SAINT-LAURENT BOULEVARD
MONTRÉAL, QC

Investment Highlights

OPPORTUNITY PRIME COMMERCIAL ASSET IN THE HEART OF THE PLATEAU



Strategically located at the corner of Saint-Laurent Boulevard and Prince Arthur Street, the property benefits from frontage on one of Montreal's most iconic commercial corridors. It offers exceptional visibility and foot traffic in a vibrant, high-demand neighborhood known for its cultural, retail, and nightlife appeal.

STABLE INCOME WITH UPSIDE POTENTIAL



The second and third floors have been leased to a renowned nightclub tenant since 1997, providing a long-standing and reliable income stream. The current lease runs through January 2027, with a 5-year renewal option at fair market value, offering continued stability.

NEW LONG-TERM LEASE WITH AAA TENANT

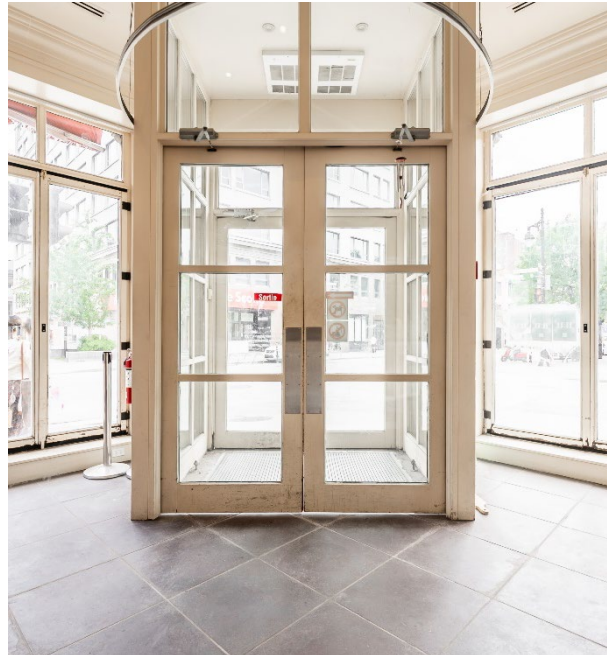


An LOI has been signed for the ground floor and basement space (approx. 8,850 sq. ft. total) with a publicly traded investment grade tenant (BBB+ credit rating). The lease, currently under negotiation, can be finalized by the buyer.

SIGNIFICANT CAPITAL IMPROVEMENTS



Originally constructed in 1936, the building has been well maintained and recently underwent substantial façade upgrades, enhancing curb appeal and long-term asset value.



Property Information

LOT NUMBER	2 160 812
LAND AREA	4,496 sq. ft.
BUILDING AREA	13,416 sq. ft.
MUNICIPAL ASSESSMENT (2021)	\$3,319,600
LAND VALUE	\$1,056,800
BUILDING VALUE	\$2,262,800
ZONING	0428
USES	C.4 – Retail and services in high-intensity commercial sectors H - Residential

About the Location

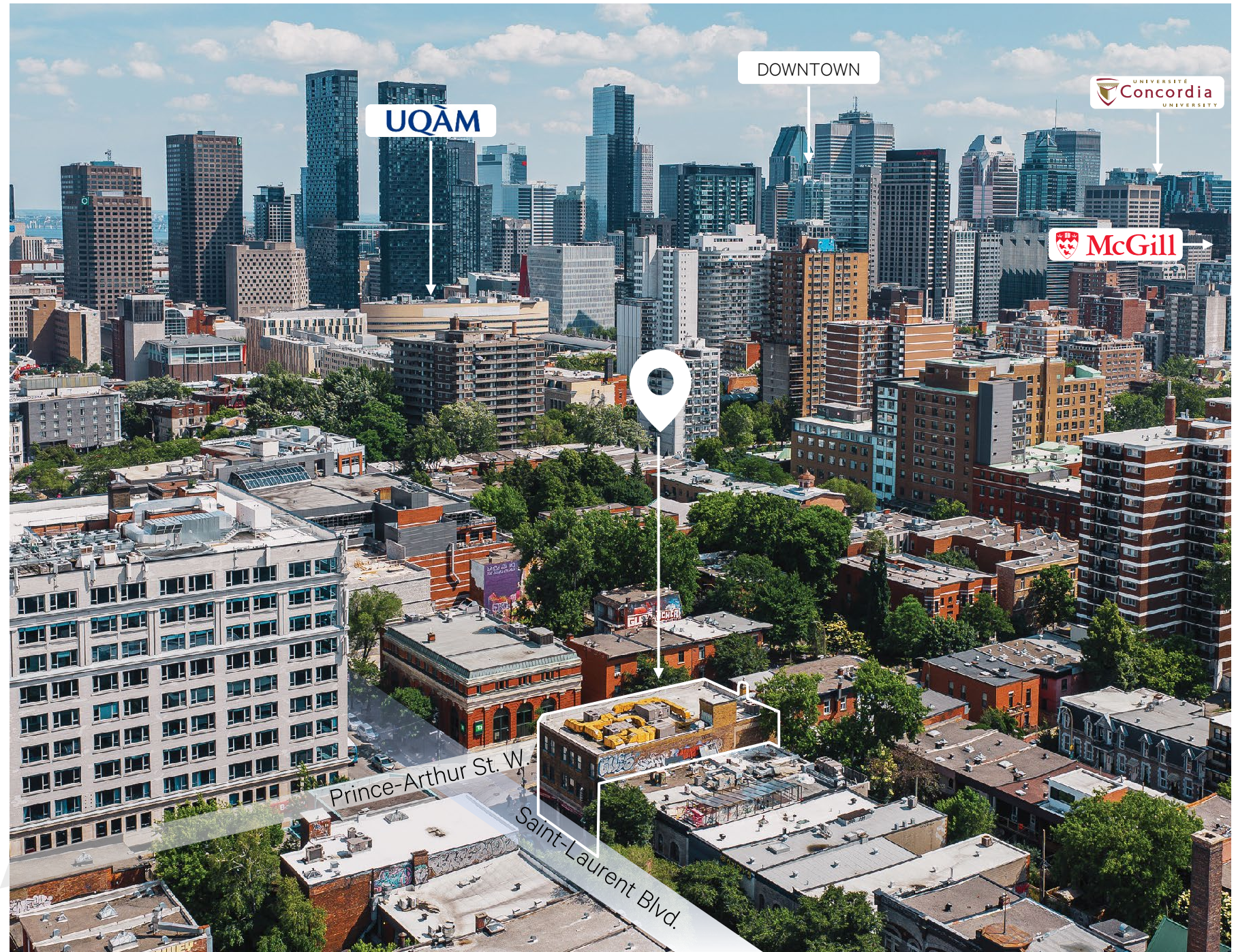
Nested in the heart of the Plateau-Mont-Royal, Saint-Laurent Boulevard is one of Montréal’s most dynamic and high traffic corridors. The area offers a dense residential population, strong daytime and evening foot traffic, and an eclectic mix of cafés, boutiques, restaurants, and essential services.

The area is known for its high student population due to its proximity to several major universities like McGill University, UQAM and Concordia

Well-connected by public transit and bicycle paths, the neighbourhood continues to attract a steady flow of locals and visitors drawn to its energy, culture, and walkability.

DEMOGRAPHICS WITHIN A 0 – 2 KM RADIUS

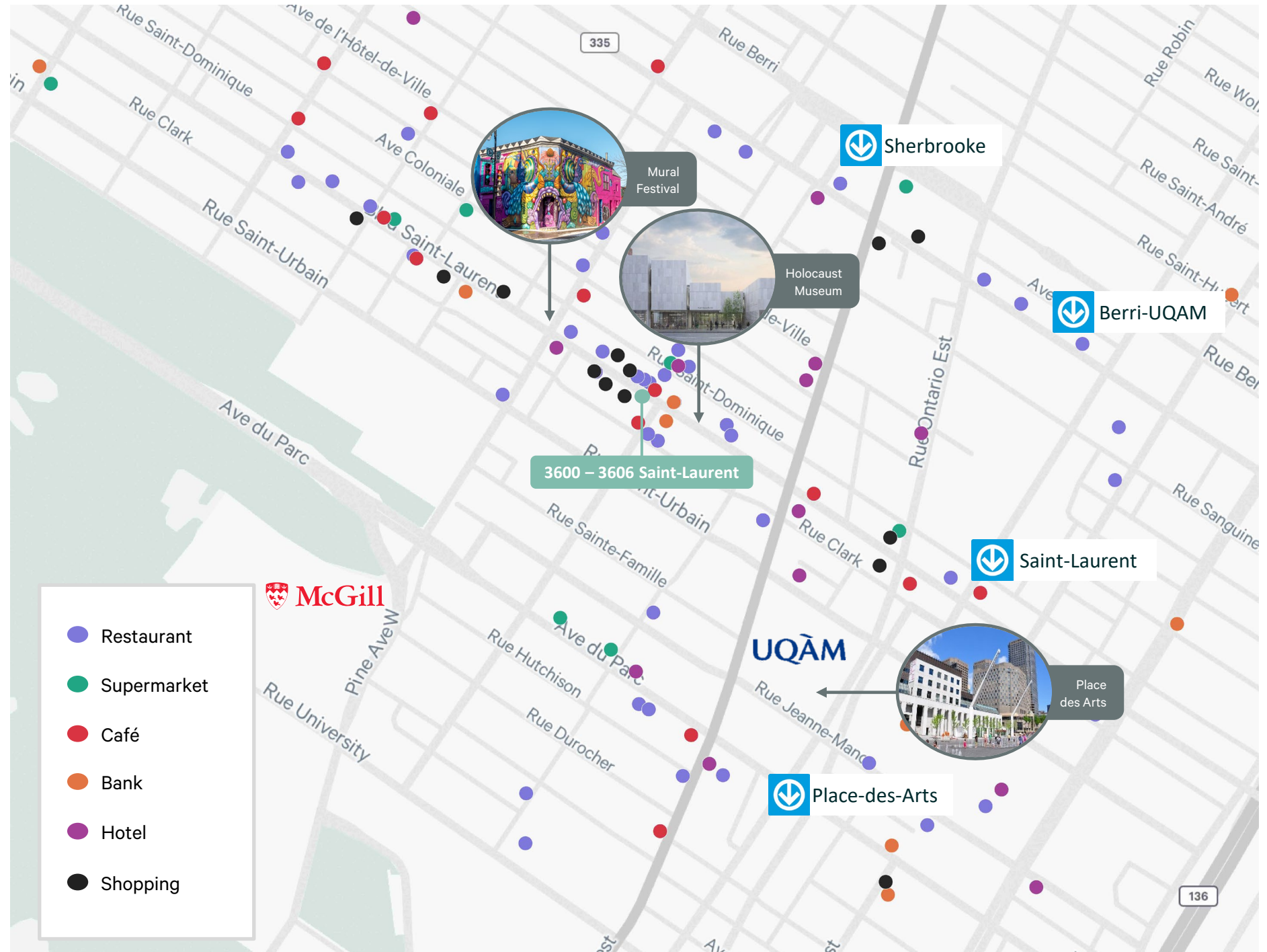
Total Population - 2024	127,645
Total Population – 2029 Projected	130,155
Number of Occupied Households	72,473
Average Household Income	\$97,703
Median Age	34.0
Average Household Size	1.71





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Location Overview



 Sherbrooke Metro Station
9-minute walk

 Saint-Laurent Metro Station
9-minute walk

 Bike Score
100%

 Walk Score
100%

In The Area

Mural Festival



Every summer, international and local artists transform Saint-Laurent Boulevard into a massive open-air gallery with live mural painting and street art events.

Place des Arts



Located just minutes away, this landmark venue hosts major shows, from ballet to jazz festivals to contemporary exhibitions. A true hub for Montreal's performing arts.

La Fontaine Park



A vibrant urban escape just minutes away from the property. In summer, the Théâtre de Verdure hosts free outdoor performances. Winter activities include a maintained ice-skating path. Tennis courts, playgrounds, and public art installations are available year-round.

Holocaust Museum



Azrieli Foundation is inaugurating Montréal's new, expanded Holocaust Museum in June 2026. Located right across the street from the property, the new institution will feature a larger, modern space with cutting-edge exhibits and interactive displays.

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Financial Overview

Expense	
Municipal Taxes (2025)	\$99,745.81
School Tax (2024-25)	\$2,883.12
Insurance	\$40,103.56



Tenant	Rouge	Future BBB+ Investment Grade Tenant
Lease Start	January 22, 1997	TBD (240 days rent free fixturing period)
Lease Expiration	January 31, 2027	20-year term
Current Net Rent	\$12,188/month	YRS 1-5: \$148,000 per annum (15% escalation every 5 years)
Current Additional Rent	\$4,488.70/month	Tenant pays 55% of proportionate share
Renewal Option	One 5-year renewal option remaining at FMV	Two 10-year renewal options at FMV

Potential NOI : \$290,784

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For More Information

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