



Mixed Use Investment Opportunity – Single-Tenant Sale Leaseback

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FOR SALE: 1015-1019 MONT-ROYAL EST, MONTREAL

INVESTMENT HIGHLIGHTS



Central Location in Montreal's Affluent Le Plateau - Mont Royal Neighbourhood

The Property is located on the north side of Mont-Royal Avenue, just east of its intersection with Boyer Street in the heart of the Le Plateau - Mont Royal neighbourhood. The surrounding community is an established and affluent residential trade area, known for its walkability and vibrancy. Mont-Royal Avenue is a commercial arterial which runs from the base of Mont Royal to Rue D'Iberville. This node is characterized by a range of commercial uses including boutiques, restaurants, cafes, and bars. National and entrepreneurial tenancies are represented, with many well-known brands such as Starbucks, Tim Horton's, Little Burgundy, A&W, Aldo, SAQ, Intermarche and Dollarama represented on the street. However, the local retailers are what make the area a destination with many unique shops, dining options and bars to choose from. Mont-Royal Avenue benefits from high vehicular and pedestrian traffic, underscoring the desirability of the location from a retail standpoint. In the summer months, the street becomes a pedestrian only zone with numerous patios along the route.

Traffic Counts



Vehicles Per Day (Sept - May)
30,000



Pedestrians Per Day
35,000





INVESTMENT HIGHLIGHTS



High-Quality Mixed-Use Building

The Property is improved with a three-storey character building built in 1900 with a full service restaurant-bar use on the main floor (L'Entrepot), office space on the second floor and a three-bedroom residential unit on the third floor. The interior finishes are of a high-quality and the building has been well-maintained. A large outdoor patio spans the front of the building, allowing for additional dining space in the summer months when Mont-Royal Avenue is a pedestrian only zone. In the future, a potential value-add strategy would be to convert the second floor office space into an additional residential unit allowing for enhanced rental revenues.



NNN Single-Tenant Sale Leaseback

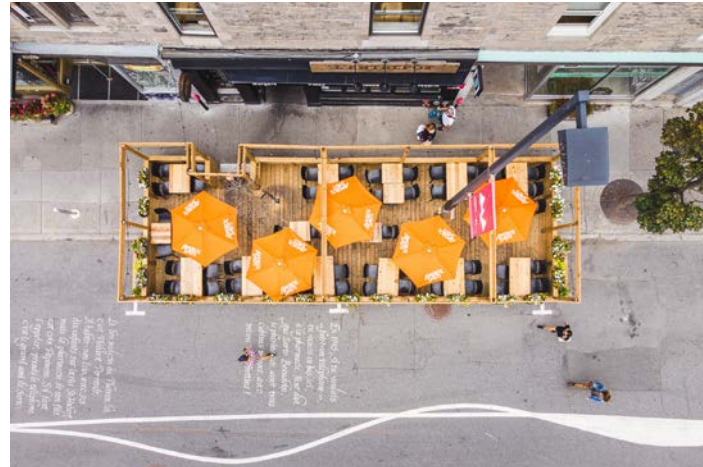
The building and L'Entrepot are owned by the Warehouse Group, a national restaurant chain with 20 locations in British Columbia, Alberta, Ontario and Quebec and operating under the names Warehouse, El Furniture Warehouse, the Dime, Le Bureau de Poste and L'Entrepot. In addition to operating the restaurant, Warehouse Group leases the office space for operations and administration, and restaurant staff members occupying the residential unit. The current lease runs through October 31, 2027 and is triple-net and care-free to the landlord. All lease details are available for review in C&W's online data room.

PROPERTY DETAILS

Legal Description	Lot # 1444691, Cadastre of Québec
Land Area	2,324 sf
Lot Dimensions (Estimated)	-25 ft of Frontage on Mont Royal Est -93 ft of Depth
Building Area	Basement - 500 sf Ground Floor - 2,200 sf Second Floor - 1,900 sf Third Floor - 1,500 sf Total - 6,100 sf
Building Area	Total - 6,100 sf
Height	3-Storeys
Year Built	1900
Occupancy	100% - Single Tenant
Zoning	C.4 - High Intense Retail & Service Activity H - Residential Uses

GALLERY

Exterior

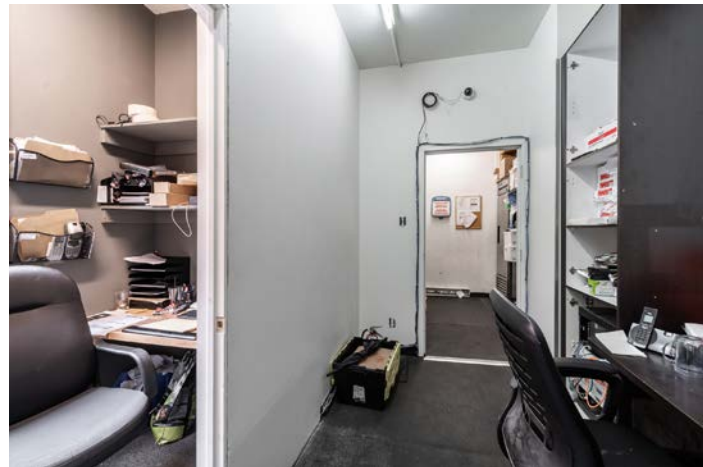


Ground Floor - L'Entrepot



GALLERY

2nd Floor - Office



3rd Floor - Residential



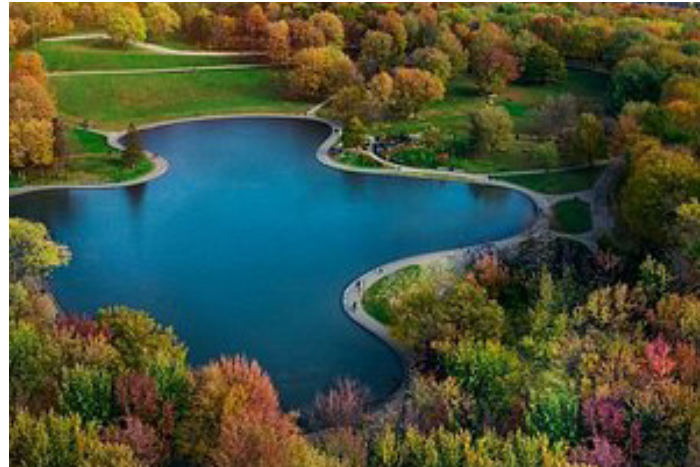
////// 1015-1019 Mont-Royal Est

LOCATION HIGHLIGHTS

Le Plateau - Mont Royal is a well-known neighborhood in Montreal situated just north east of Downtown, making it a central and easily accessible neighborhood. Mont-Royal Avenue is a popular commercial arterial that runs through the neighborhood. It offers a wide range of shops, boutiques, restaurants, cafes, and bars, making it a vibrant hub for shopping and dining.



The neighborhood's most iconic feature is Mount Royal Park, designed by the same landscape architect as New York City's Central Park and is a destination for locals and tourists alike due to its numerous walking, hiking and cycling trails.



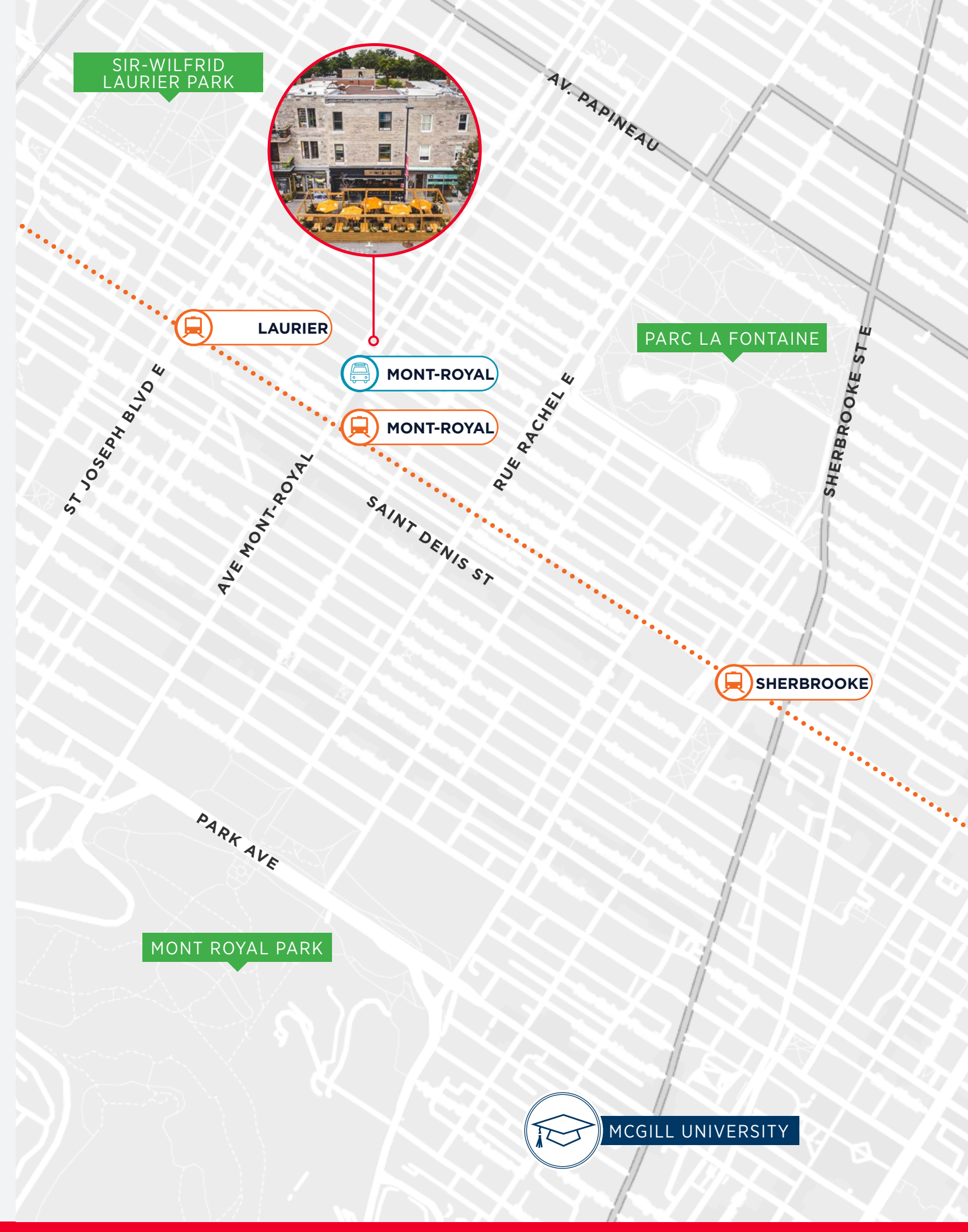
The neighbourhood is served by the Montreal Metro Line 2, with Mont Royal station 350 meters west of the Property.



McGill University is located just south of the Mont Royal Park and is one of the most prestigious universities in Canada. McGill has a total enrollment of approximately 40,000 students.



Montreal has a robust tourism industry, hosting more than 11,000,000 visitors per year for many high-profile events including the Canadian Grand Prix F1 race, Just for Laughs Comedy Festival and Osheaga music festival and provides elevated demand for local bars and restaurants.



National Capital Markets Group

SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

PRICE

The Property is being offered for sale at a price of \$3,150,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Jason Ansel

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