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Centris No. 13034681 (Active)



\$2,700,000 + GST/QST

**351-353 Av. Prince-Albert
 Westmount
 H3Z 2N9**

Region Montréal
Neighbourhood
Near Somerville
Industrial Park

Property Type	Commercial	Year Built	1900
Style	Building	Expected Delivery Date	
Condominium Type		Specifications	
Property Use	Commercial and residential	Declaration of co-ownership	
Building Type	Attached corner unit		
Total Number of Floors	2		
Building Size	64.4 X 30.10 ft irr	Special Contribution	
Living Area		Meeting Minutes	
Building Area		Financial Statements	
Lot Size	34.10 X 86.11 ft irr	Building Rules	
Lot Area	2,941.78 sqft	Building insurance	
Cadastre of Immovable	6571864 Cadastre of Quebec	Maintenance log	
Cadastre of Common Portions		Co-ownership insurance	
Trade possible		Contingency fund study	
Zoning	Residential, Commercial	Reposess./Judicial auth.	No
Type of Operation		Certificate of Location	Yes (2024)
Type of Business		File Number	
		Occupancy	According to the leases
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2025	Municipal	\$1 (2025)	Electricity	
Lot	\$1	School	\$1 (2025)	Oil	
Building	\$1	Infrastructure		Gas	
		Business Tax			
		Water			
Total	\$2	Total	\$2	Total	

Use of Space - Available Area of 414 to 2,181					
Type	Commercial	Monthly Rent	\$2,500 (2025-06-23)	Included in Lease	
Unit Number	39	Type of Lease	Net	Excluded in Lease	
Corporate Name		Rental Value			
Area	764 sqft	Lease Renew. Option	Yes (3 years)		

Lease	2025-05-01 to 2028-11-30	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$5,225 (2025-06-23)	Included in Lease
Unit Number	351	Type of Lease	Net	
Corporate Name		Rental Value		Excluded in Lease
Area	1,003 sqft	Lease Renew. Option	Yes (5 years)	
Lease	2024-01-01 to 2030-12-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option		
Type	Commercial	Monthly Rent	\$1,485 (2025-06-23)	Included in Lease
Unit Number	353	Type of Lease	Net	
Corporate Name		Rental Value		Excluded in Lease
Area	414 sqft	Lease Renew. Option		
Lease	2023-06-01 to 2026-07-31	Block Sale		
Franchise		In Operation Since Franchise Renew. option		

Additional Space	Size	Cadastre/Unit number	Description of Rights
Driveway			Private portion

Monthly Revenues (residential) - 1 units(s)					
Apt. No.	41	End of Lease	2025-07-31	Included in Lease	Outdoor parking (1)
No. of Rooms	6	Effective Monthly Rent	\$3,650 (2025-06-24)		
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease	
No. Bath/PR	2+0	Feature			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 1		

Features			
Sewage System	Municipality	Property/Unit Amenity	
Water Supply	Municipality	Loading Platform	
Foundation	Stone	Rented Equip. (monthly)	
Roofing	Elastomeric membrane	Cadastre - Parkg (incl. pri	
Siding	Brick	Cadastre - Parkg (excl. pri	
Dividing Floor		Parkg (total)	Driveway (2)
Windows		Driveway	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Distinctive Features	Street corner
Basement	6 feet and more, Unfinished	Proximity	Commuter train, Highway, Metro, Public transportation
Renovations		Environmental Study	
Water (access)		Garage	
Mobility impaired accessible			

Inclusions
All appliances in 41 Somerville (residential unit).

Exclusions
Belongings of tenants.

Remarks

Located in the most prestigious neighbourhood in Montreal, this mixed-use property sits in the heart of Westmount -- home to some of the country's wealthiest residents and a hub of boutique shopping, and fine dining. This fully occupied 4-unit building offers diversified revenue streams with a combination of 1 residential, 1 restaurant, and 2 retail tenants. All commercial tenants have been in operating for several years and have net leases, paying a percentage of ALL operating expenses. The residential unit was fully renovated in 2022. Zoned for a wide range of uses, the property presents exciting potential and flexibility.

Addendum

- The property previously formed part of a larger property and has been recently been recadastrated. The municipal and school taxes, and municipal assessment have not yet been issued. The municipal taxes for 2025 were \$47372.95 and school taxes were \$1983.62 but did not reflect the cadastral changes made and were for the previous larger lot.

- Rents indicated on the listing for the three commercial units are the NET amounts (base rent). The commercial tenants were paying a combined 59.5% of the total operating expenses which are roughly \$63,087.34 in 2025. Note, this does not reflect the cadastral changes.

- Windows of the 2nd floor have been changed in 2022

- 2 exterior parking spaces (access via Somerville) - one for residential unit, the other for one of the boutiques.

- Residential unit was completely renovated and features 2 renovated bathrooms, new flooring, a renovated kitchen, central A/C and much more.

- Small backyard

- Unfinished basement included in restaurant lease (good ceiling height)

- As the property is not fully commercial (part residential), GST/QST will be applicable on a portion of the sale price. The exact proportion is yet to be determined.

Sale with exclusion(s) of legal warranty : The IMMOVABLE is sold without legal warranty of quality at the BUYER's risk and peril.

Seller's Declaration

Yes SD-74143

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Exterior



Exterior



Exterior



Exterior



Parking



Exterior



Kitchen



Living room



Hall



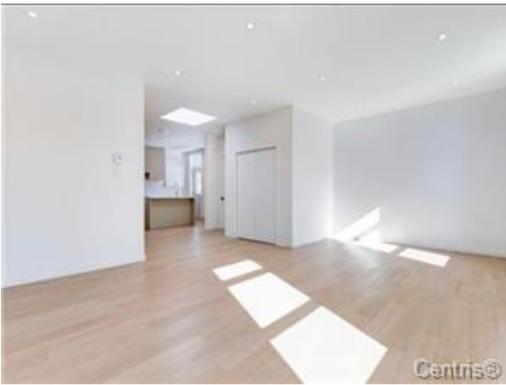
Kitchen



Kitchen



Kitchen



Living room



Living room



Kitchen



Bedroom



Hall



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom



Hall



Backyard