



**FOR SALE**

## Prime Commercial Condos Two Exclusive Opportunities

1190 Mackay Street, Montreal, QC

Discover an exceptional opportunity to acquire prime commercial condo units at a prestigious address in the heart of Montreal's dynamic downtown. At 1190 Mackay Street, we present two outstanding units available for purchase, each offering the flexibility to be customized to suit your business needs.

Mackay Street is known for its high foot traffic and vibrant business atmosphere, making it a desirable location for retailers and entrepreneurs. The lively blend of culture, commerce, and community in the area ensures your business will thrive, drawing in consistent attention and clientele.

Don't miss this rare opportunity to invest in a location that offers unmatched convenience, visibility, and the energetic pulse of downtown Montreal.

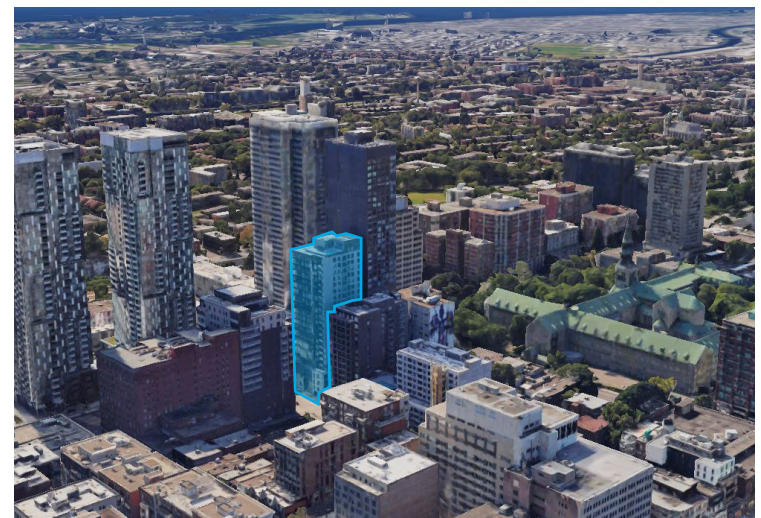


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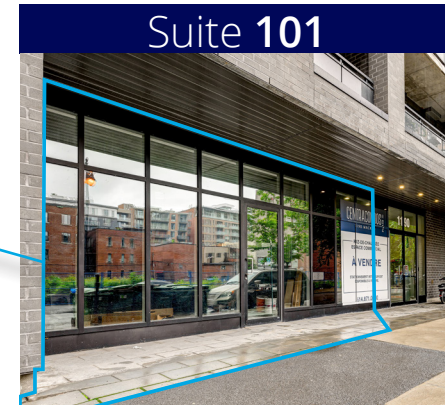
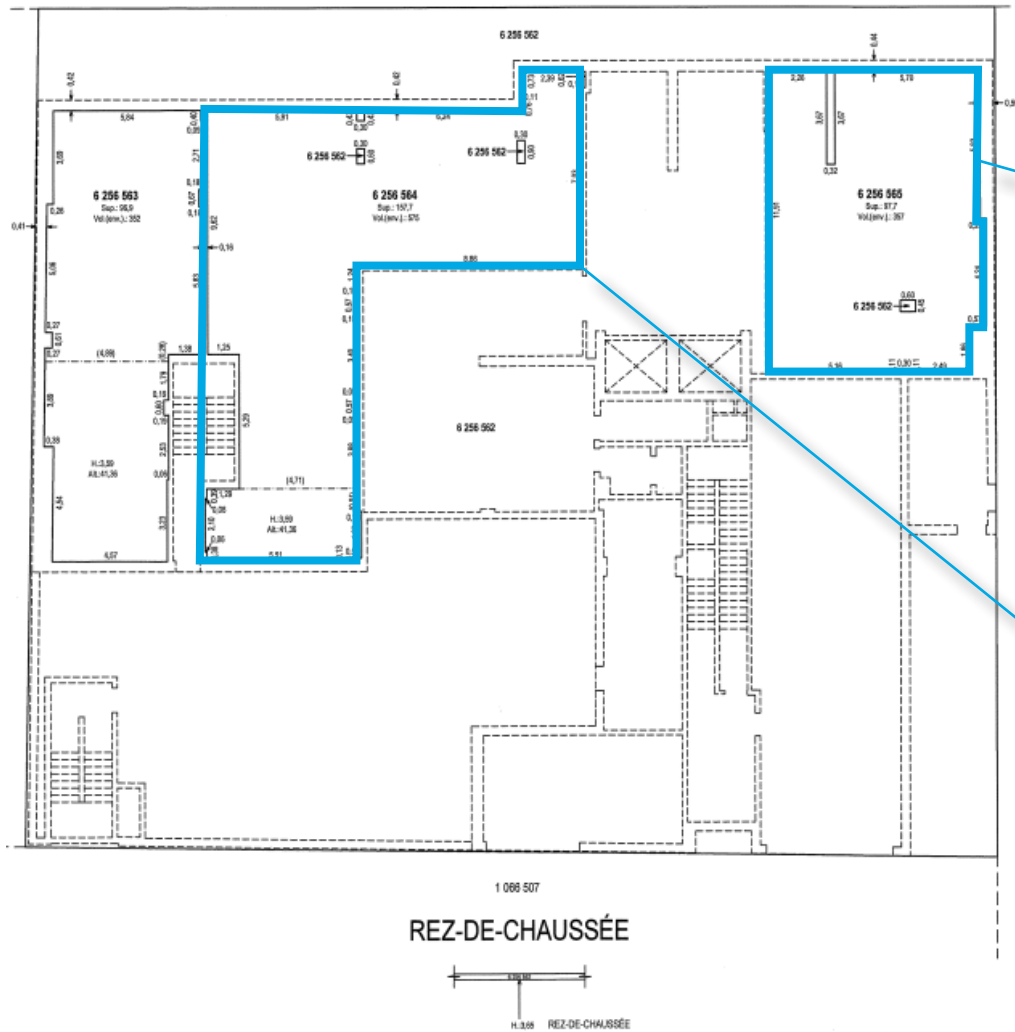
# Overview of Properties

	1190 MACKAY STREET	
	Suite 101	Suite 102
Lot Number (Exclusive)	6 256 565	6 256 564
Lot Number (Common)	6256562, 6256732	6256562, 6256732
Land Area	185 SF	298 SF
Floor Area	1,052 SF	1,697 SF
Condo Fees per Month	\$317.32	\$516.42
Authorized Usage	Restaurant (with grill)	Restaurant (with grill)
<b>Municipal Evaluation 2023-2025</b>		
Land	\$111,600	\$180,200
Building	\$541,900	\$747,800
Total	\$653,500	\$928,000
School Taxes (2023-2024)	\$550.80	\$787.38
Municipal Taxes (2024)	\$14,603.02	\$23,364.83

Available Parking Space(s)	14 (+ 9 spots available for purchase at 1184-1190 Crescent St.) <b>Total Available Spaces: 23</b>
Parking Fee per Month	\$50
Parking Asking Price per Space	\$60,000



# Typical Floor Plan



# Suite 101

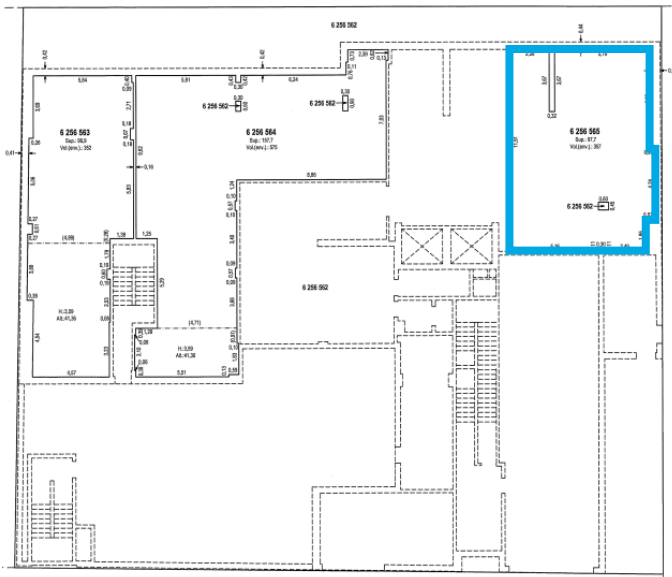
1190 Mackay Street

## Details

Property area	1,052 SF
Price per SF	\$737
Property type	Commercial
Lot number	6 256 565

Asking Price

**\$775,000**



# Suite 102

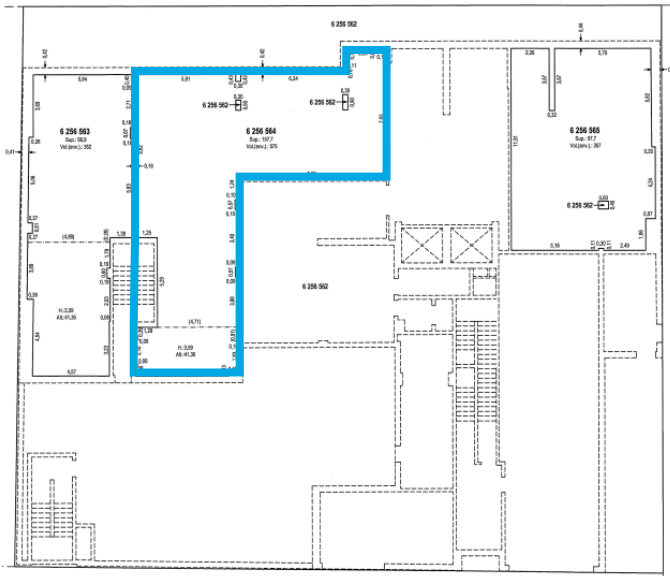
1190 Mackay Street

## Details

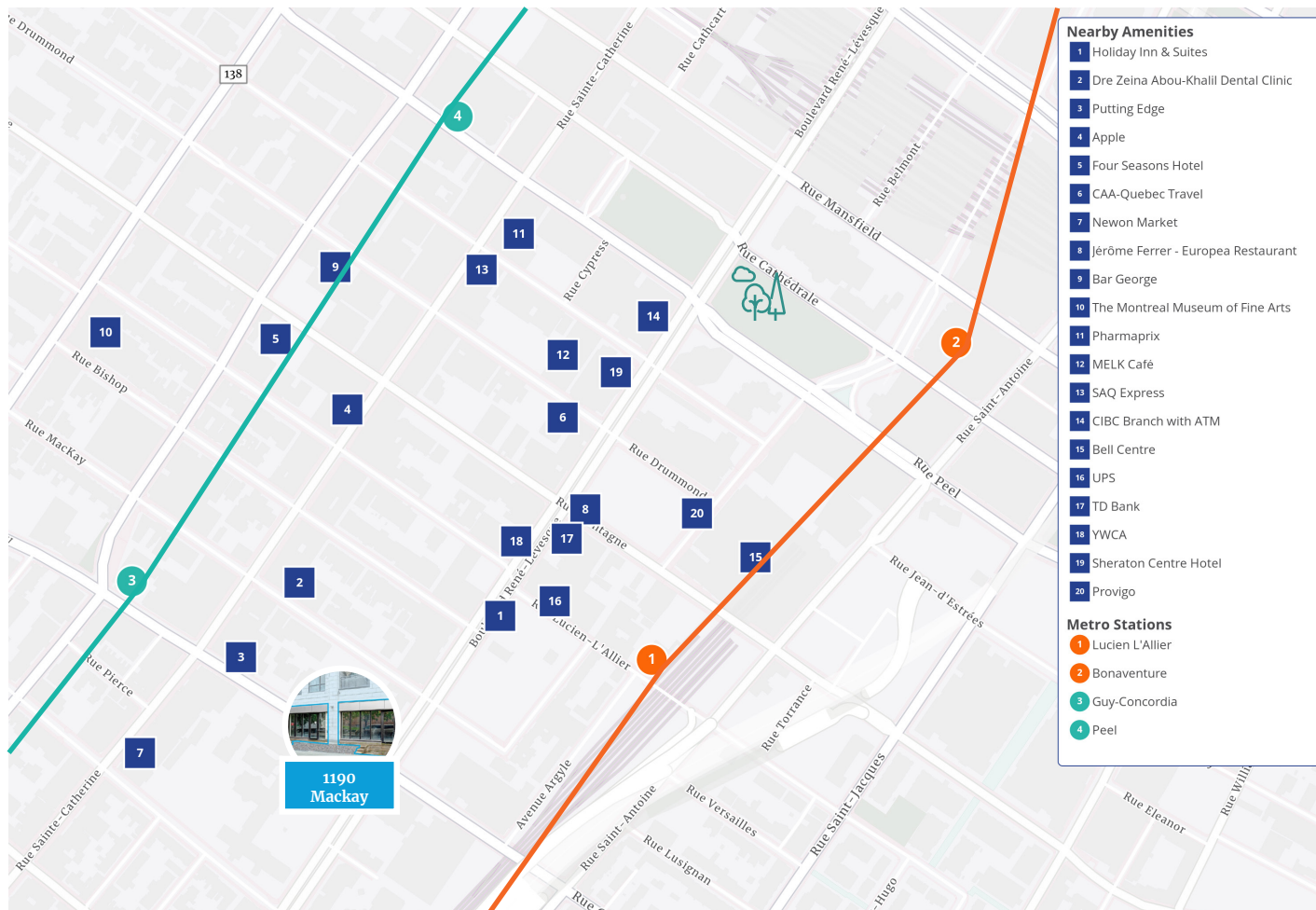
Property area	1,697 SF
Price per SF	\$737
Property type	Commercial
Lot number	6 256 564

Asking Price

**\$1,250,000**



# Neighbourhood Roundup



Multiple bus lines on every 200-300 meters



Sought out area for retailers



Dedicated bike lanes & Closest BIXI Bike station 3 minutes away



Lucien L'Allier Metro (5-minute walk)  
Guy-Concordia Metro (8-minute walk)

## DEMOGRAPHICS | 2KM RADIUS



Average Household Income

\$105,756



Median Household Income

\$63,482



Labour Employment Rate

91.5%



Total Population

118,083



Average Age

34



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