

# FOR SALE OR FOR LEASE



5824-5828 SHERBROOKE STREET WEST  
MONTREAL

For more information, please contact Montréal's **Private Capital Group**:

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**CBRE**

# Property Overview

## Total Leasable Area

Ground Floor: ± 3,600 SF  
 Mezzanine: ± 1,600 SF  
 TOTAL: ± 5,200 SF

## Total Building Area

± 7,901 SF (734.00 m<sup>2</sup>)

## Total Land Area

± 4,906 SF (455,80 m<sup>2</sup>)

## Legal Description

Lot # 2 606 751  
 (Cadastre du Québec)

## Year Built

1970

## Façade

50 feet

## Zoning

Permitted Uses: Commercial (C.4A) and Residential (H)

Maximum Height: From 3 to 4 stories high to a maximum of 46' (14 m).

Coverage: To a maximum of 100% of the lot area.

Density: To a maximum of 4.5 times the floor area.

## Municipal Evaluation

Land: \$205,100  
 Building: \$1,053,700  
 TOTAL: \$1,258,800

## Tax Roll

Municipal Taxes: \$43,578.03  
 School Tax: \$2,521.14  
 TOTAL: \$46,099.17

## Other Comments

Includes a 600 SF terrace.

Alcohol license for a maximum of 103 people.

3,600 SF basement with 8-foot-high ceilings.

The sale price includes 2 ovens, 3 fridges, 2 washers, 2 dryers and 3 hot water tanks.

## Asking Price

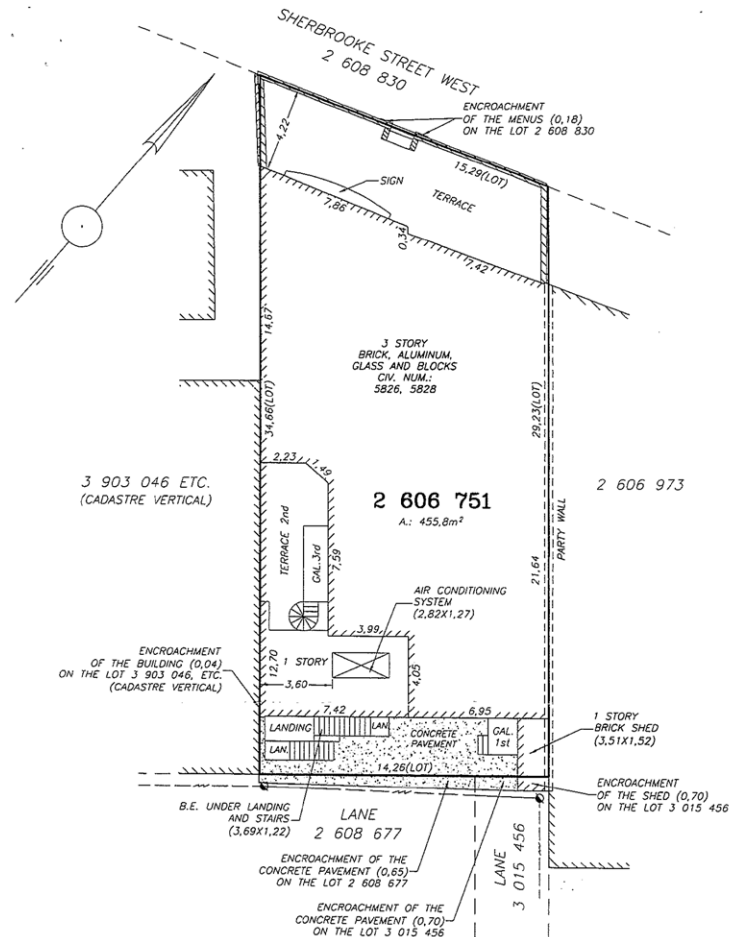
\$1,495,000

## Leasing Rates

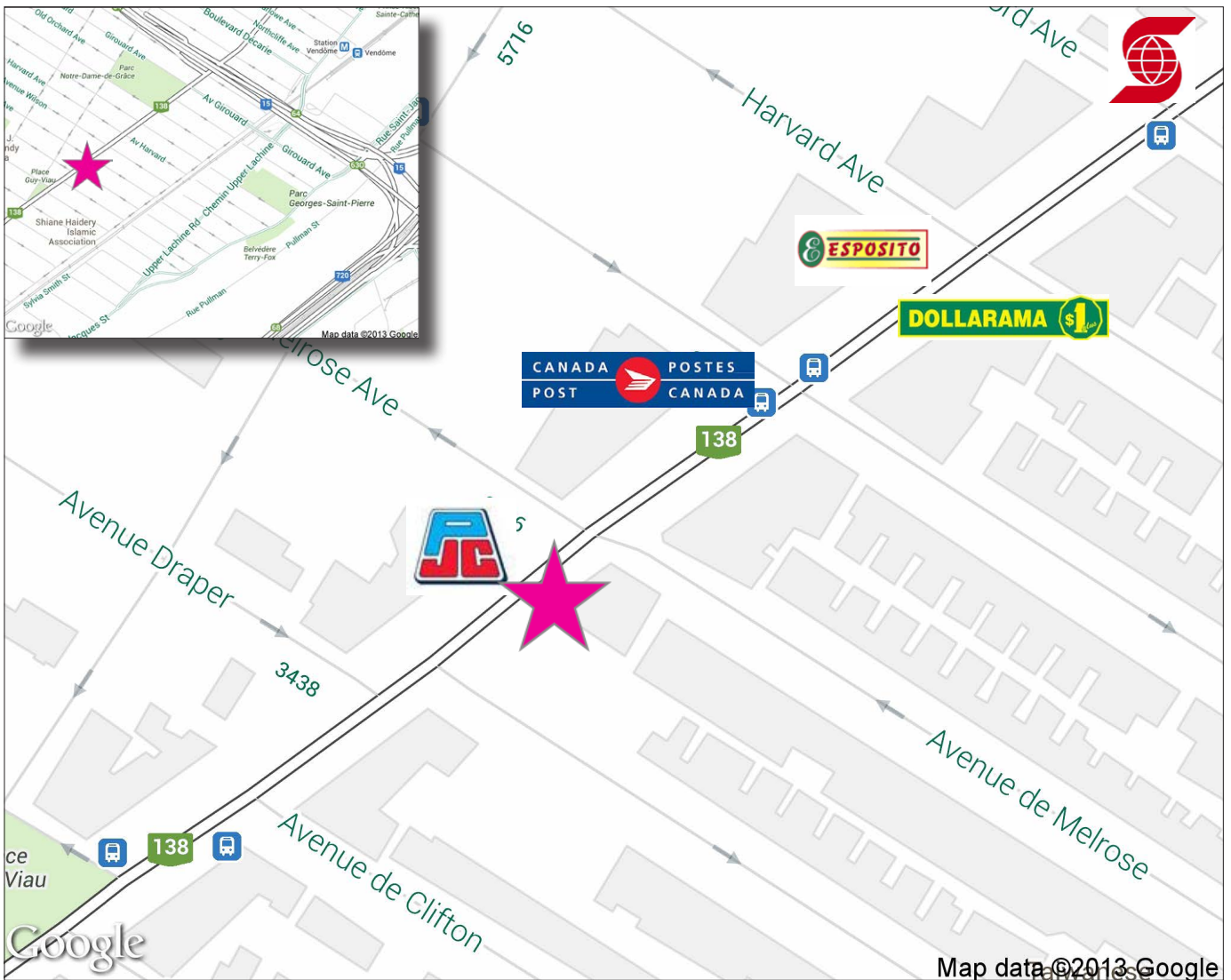
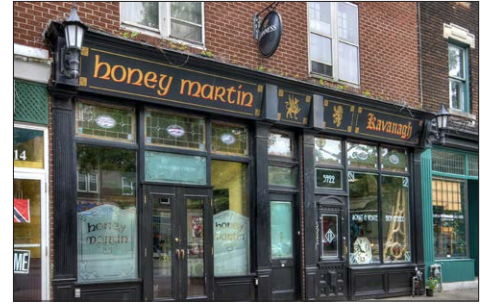
Net Asking Rent: \$17.50 psf  
 Operating Expenses: \$8.17 psf  
 Gross Asking Rent: \$25.67 psf



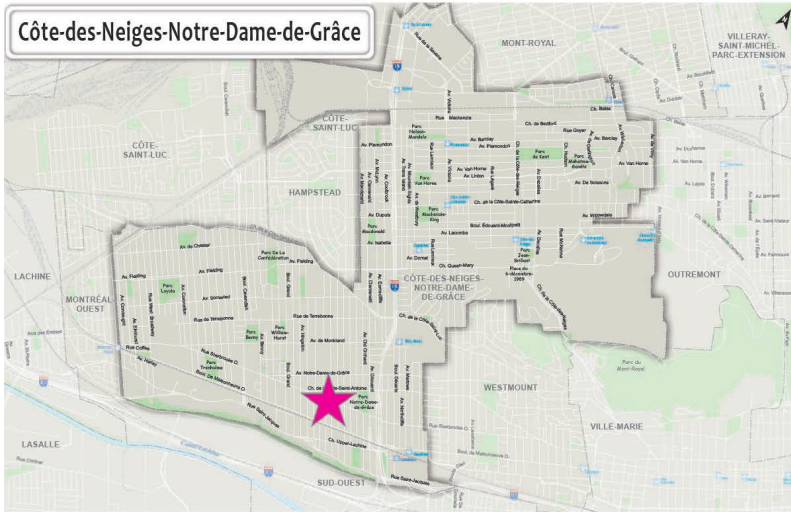
## CERTIFICATE OF LOCATION



# Area Overview



# Market Overview - Côte-des-Neiges/Notre-Dame-de-Grâce



The Côte-des-Neiges/Notre-Dame-de-Grâce borough is one of the most densely populated boroughs of the island of Montréal. It is home to 165,031 inhabitants, representing approximately 10% of the city's total population and a population density of 7,710 inhabitants per square kilometer. Younger than the rest of Montréal, the median age rests at 36, this borough is home to a higher proportion of young people. In fact 31% of the borough's population is under the age of 25. Approximately two thirds of the households have children; however, it is interesting to note that the number of families with children has remained stable in the last 8 years. While English is most spoken at home, many speak French, Spanish, and Tagalog on a daily basis. CDN/NDG is an ethnically diverse borough, with over 75 different nationalities present. Furthermore, due to the presence of three universities (Université de Montréal, HEC Montréal, the Concordia University's Loyola Campus) as well as multiple private schools and colleges, we find here an important student population.

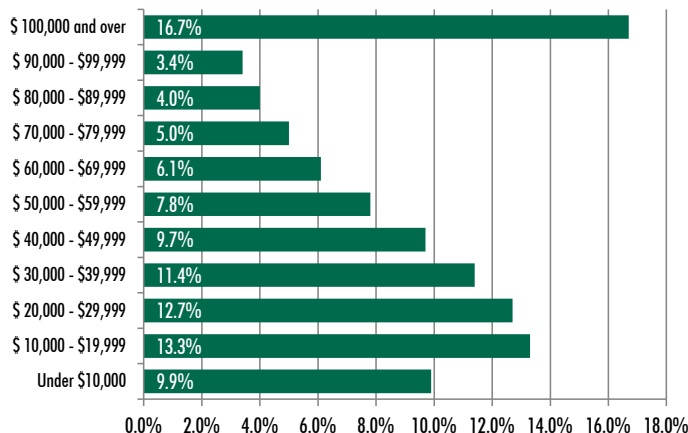
Types of homes, incomes and employments vary incredibly from one area of the borough to the other. Approximately 36% of residents own their dwellings, while 64% rent. The median price of single-family homes in the area was of \$575,000. Condominiums and plexes sold for \$322,450 and \$553,750 respectively. These figures are significantly higher than the Montréal median where homes, condominiums and plexes have sold for \$380,000, \$278,461 and \$443,100 respectively. The average household income is \$66,477; of note, 23% earn below this figure and the unemployment rate – higher here than for the island – was of 10.4% in 2009 with a rate of 15.5% for youths between the ages of 15 and 24.

Health services accounts for 25.7% of all jobs in the borough. Teaching comes in second with 14,135 jobs (19.4%). Over 57% of establishments in the borough count between 1 and 4 employees. Establishments with more than 200 employees account for only 1%. The top 5 employers are Concordia University, Université de Montréal, the Jewish General Hospital, HEC Montréal, and Saint-Mary's Hospital.

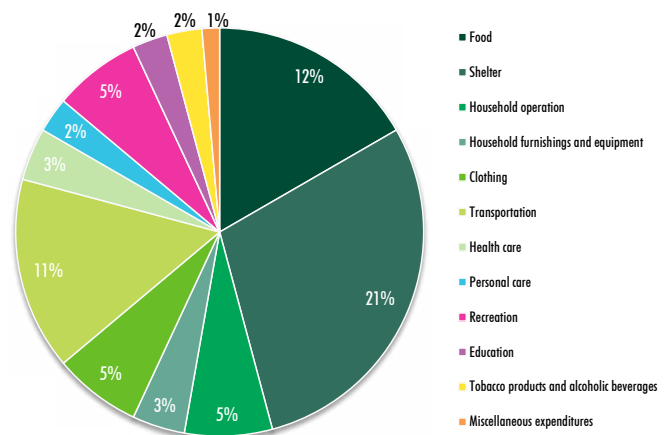
The area benefits from a very extensive transportation system: it is serviced by two subway lines and 10 stations in addition to four commuter train lines. With the Décarie Expressway, the borough is well connected to Montréal's principal roadways, such as Highways 40 and 20, and only minutes away from both the downtown core and P.-E.-Trudeau International Airport. Attractions in the borough include the Snowdon Theatre, the Empress Theatre, Saint Joseph's Oratory and the Gibeau Orange Julep fast-food restaurant. The Notre-Dame-des-Neiges Cemetery is also located in the borough.

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## HOUSEHOLD INCOME



## HOUSEHOLD SPENDING



## About CBRE

CBRE is the world's premier commercial real estate firm, with more than 200 years of experience in helping clients successfully navigate the ever-changing world of real estate. Our guiding philosophy is «navigating a New World» — a demonstration of our commitment to help our clients foresee the landscape ahead, steer through the obstacles and seize opportunities.

A pioneer in the industry, CBRE was the first globally integrated real estate services firm with wholly-owned and managed operations in virtually every major business capital of the world. Ahead of our competitors, we recognized the growing demand for multi-market real estate service, and in the 1960s, began expanding our reach to cultivate global capabilities.

Today, we operate more than 400 offices in 64 countries and over 34,000 employees worldwide. In Canada, CBRE has 1,850 employees and serves clients through twenty offices strategically located in Calgary, Edmonton, Halifax, Kitchener, London, Montreal, Ottawa, Toronto (3 offices), Saint John, Vancouver and Winnipeg. Our powerful presence in the marketplace enables us to provide a range and quality of services that is unparalleled. CBRE combines the people; services and knowledge to best meet the needs of each individual client.

## About the Private Capital Group

The Private Capital Group (PCG) represents private investors in marketing and trading assets uniquely suited to the private capital arena. The group offers:

- Acquisition and disposition services;
- Asset review and financial analysis; and
- Investment strategy development and due diligence support.

We attain maximum value for your property by positioning and targeting it to the most qualified buyers. Marketing strategies are crafted to capture the buyer's focus and leverage the competitive nature of the market. In order to completely understand the Montreal mixed-use commercial and retail properties market, and therefore, best serve our clients, we maintain a database of every retail property in Montreal located on a major retail street. This accounts for over 4,500 properties in the Greater Montreal Area. Our team has personally inspected researched and compiled detailed information on every property, contacted every owner, and maintains these contacts on an on-going basis. Every transaction in is also tracked and compiled in an unrivaled archive of information.

We believe that our system, exclusive to the team, is unparalleled in the Montreal market.

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