



Spaces for Sale in the heart of Old Montreal

- **Strategic Location:** Located on the ground floor of a prestigious 7-story residential building with 230 apartments, offering modern and high-quality infrastructure.
- **Bright and Spacious Design:** Enjoy beautiful spaces with a concrete structure, large glass facades, and majestic 17-foot ceilings, flooding the interior with natural light to create a refined and welcoming atmosphere.
- **Variety of Space Options:** Six commercial spaces are available, ranging from 936 to 3,400 sq. ft., meeting your needs and providing the perfect setting to make your business shine.
- **Build Your Ideal Space:** Seize this unique opportunity to design a space that reflects your vision and become the owner of your commercial space in a thriving area.



Concrete building of 7 floors with 230 apartments



Excellent visibility and great accessibility



6 spaces available from 673 to 3400 sq. ft.



New construction and become the owner of your working space

Get more
information

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Buy a piece of Old Montreal!

Discover the unique opportunity to become the owner of your commercial space

Give yourself the freedom to design a custom environment, tailored precisely to your company's needs and tastes. Whether it's for modern offices, a unique retail store or an innovative workspace, this investment allows you to build a place that reflects your brand identity and vision.

Becoming a homeowner also means stabilizing your costs, strengthening your independence and investing in an asset that will increase in value over time. Seize this opportunity to shape your dream space and give your business a new boost!



MONDEV

COMMERCIAL

Spaces for Sale227-237 de l'Hopital St.
Montreal (Quebec) H2Y 0E5

Strategic location,
excellent visibility
and great
accessibility

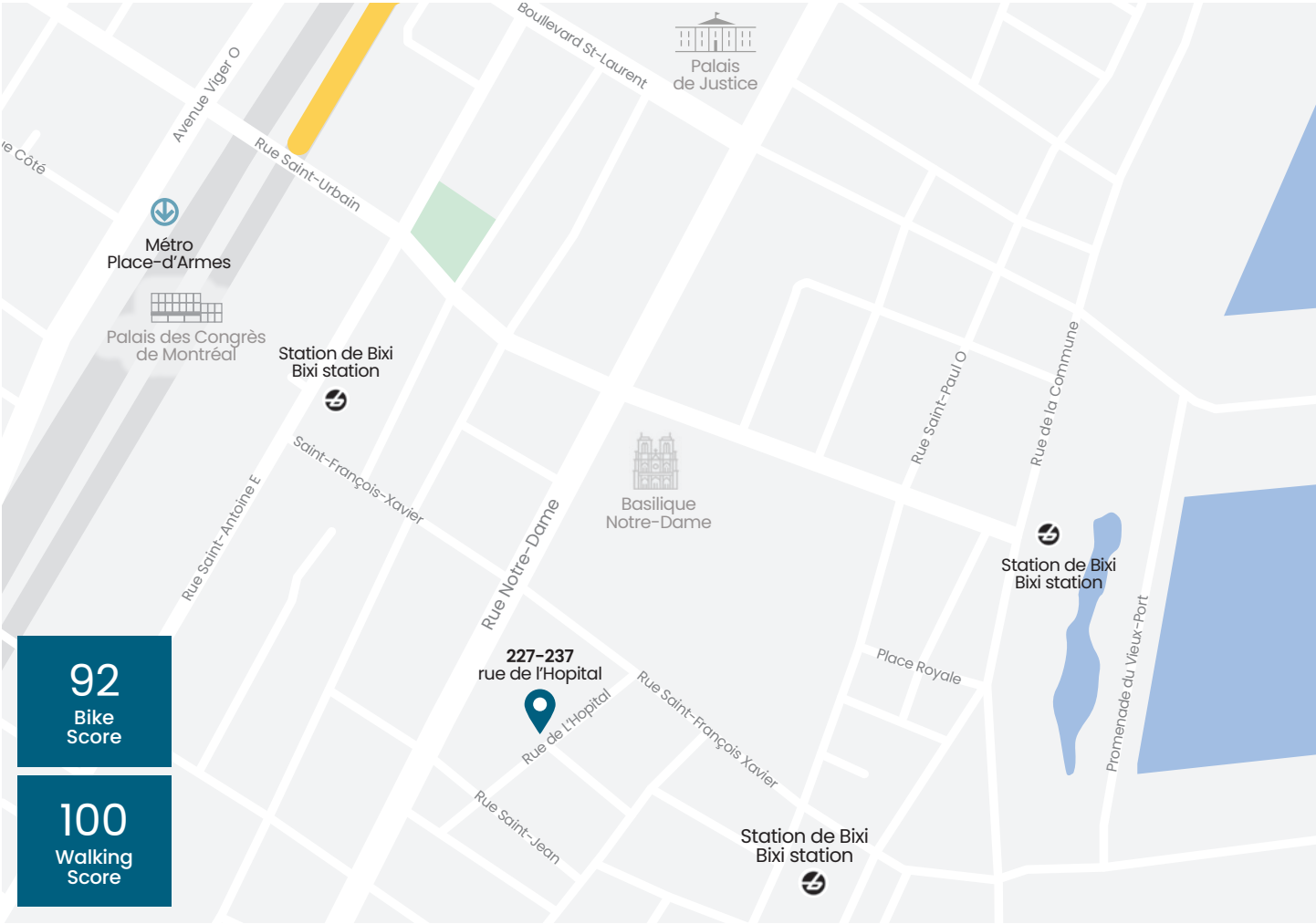
AVAILABLE SPACE & BUILDING INFORMATION

Building area	±180 000 sq. ft.
Number of floors	7 floors
Number of apartments	230 apartments
Type of building	Residential with commercial spaces on the ground floor
Inclusion	Delivery in base building condition with air conditioning wall unit (1 tonne/300 pi ²) and electric panel of 60A, 347/600V
Year of construction	2024
Availability	Immediate

AREA | PRICE | FEES

Condo	Area	Asking price	Condo fees	Per year	
				Municipal taxes	School taxes
237	936 sq. ft.	\$ 625 000	\$ 5 616	\$ 11 380	\$ 395
235	1040 sq. ft.	\$ 625 000	\$ 6 240	\$ 10 620	\$ 370
233	1420 sq. ft.	\$ 775 000	\$ 8 520	\$ 13 660	\$ 475
231	1110 sq. ft.	\$ 725 000	\$ 6 660	\$ 12 900	\$ 450
229	673 sq. ft.	\$ 575 000	\$ 4 040	\$ 9 865	\$ 340
227	1235 sq. ft.	\$ 825 000	\$ 7 410	\$ 14 415	\$ 500

Prices are subject to change without notice.



Location

- Sought-after location in the heart of Old Montreal, bursting with innovative businesses, restaurants, trendy shops and iconic tourist spots.
- The building is a 3-minute walk from the metro station Place-d'Armes on the orange line.
- Accessible to several bus lines such as 50, 129, 361, 363.
- Enjoy a strategic location with a high concentration of services, shops and restaurants, close to the magnificent Notre-Dame Basilica and the Palais de Justice de Montréal. A dynamic environment ideal to attract a diverse clientele and benefit from the effervescence of the neighborhood!



Numerous shops and prolific businesses



Highways 10 and 136



Metro Place-d'Armes and bus 50, 129, 361, 363



Wide variety of trendy stores and restaurants