

EXCLUSIVE INVESTMENT PORTFOLIO

Marcus & Millichap
GROUPE MARIANI - DI GENNARO





The OPPORTUNITY

Marcus & Millichap is proud to present a rare opportunity to acquire a portfolio of two premier commercial properties and their operating businesses in the heart of Montréal's cultural corridor. This offering includes Hotel Saint-Thomas, a prestigious 23-room boutique hotel at 430 Sherbrooke Street East that blends heritage charm with modern design, featuring luxury finishes and a renowned lobby bar; Espace Thomas, a fully integrated SPA and fitness centre offering upscale wellness services; and Café Piché, located at 3988-3998 Saint-Denis Street.



Combined

PORTFOLIO HIGHLIGHTS

Three established, revenue-generating businesses with large scale upside for each business

Irreplaceable assets with Exceptional architectural integration combining historical preservation and modern luxury

Prime locations in dynamic, high-traffic Montréal districts

Proven track record of attracting diverse clientele, including international visitors, professional athletes, and local residents

Existing clientele to build and expand on



430 SHERBROOKE STREET EAST,
MONTRÉAL, QC

Mixed-used asset

Heritage façade (1941): completely renovated and expanded in 2021

Building size: 19,478 SF

Lot area: 5,306 SF (0.12 acres)

Floors: 7

Total rooms: 23 guest rooms

Parking: 2 tandem parking spaces (4)
with a capacity for 6 cars

Zoning: VM-230 (M.3C) – Commercial with Hotel
and Bar License



430 SHERBROOKE STREET EAST,
MONTRÉAL, QC



Exceptional location in Quartier Latin, near
Sherbrooke Metro Station (1 min walk)



High-end interiors, luxury finishes,
sophisticated lobby, and popular bar



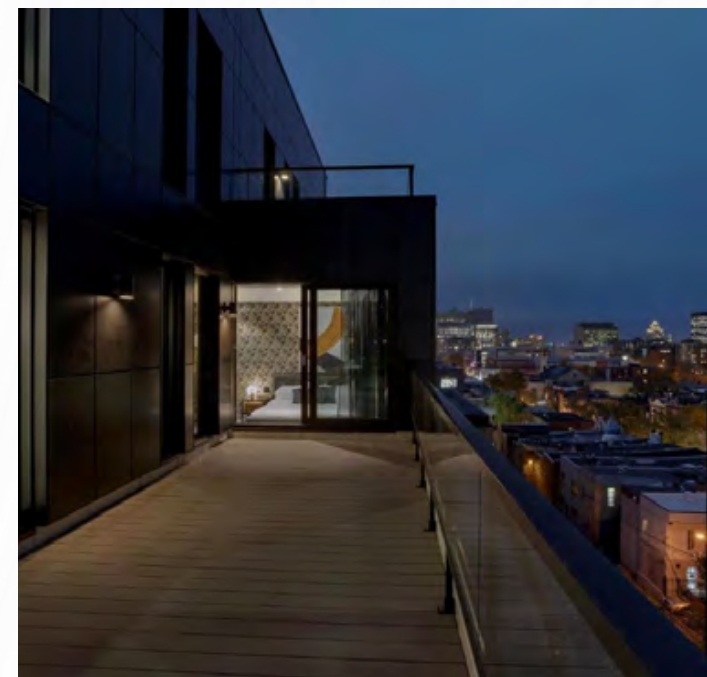
Close proximity to CHUM hospital, UQAM,
Parc Lafontaine, Quartier Latin, and
Quartier des Spectacles



Strong market reputation for service
excellence and guest experience


ST-THOMAS
• HOTEL •





430

SHERBROOKE STREET E,
MONTRÉAL, QC

3988/98 SAINT-DENIS STREET,
MONTRÉAL, QC

Commercial asset

Total lot area: 10,677 SF (0.25 acres)

Year built: 1905/1979; extensive modern
renovations 2021

Total building size:

- * 3988 Saint-Denis - 14,140 SF + 1,356 SF basement;
- * 3998 Saint-Denis - 3,400 SF
(800 SF terrace, 1,800 SF restaurant, 800 SF kitchen)

Permits: Bar & Restaurant

Zoning: E.5(1) under Zone 0411



ESPACE
THOMAS



3988/98 SAINT-DENIS STREET,
MONTRÉAL, QC



Premium fitness and wellness center
(Espace Thomas), including thermal baths,
massage rooms, and comprehensive fitness
facilities



Award-winning architectural design,
transforming a historic church into a
luxurious wellness space



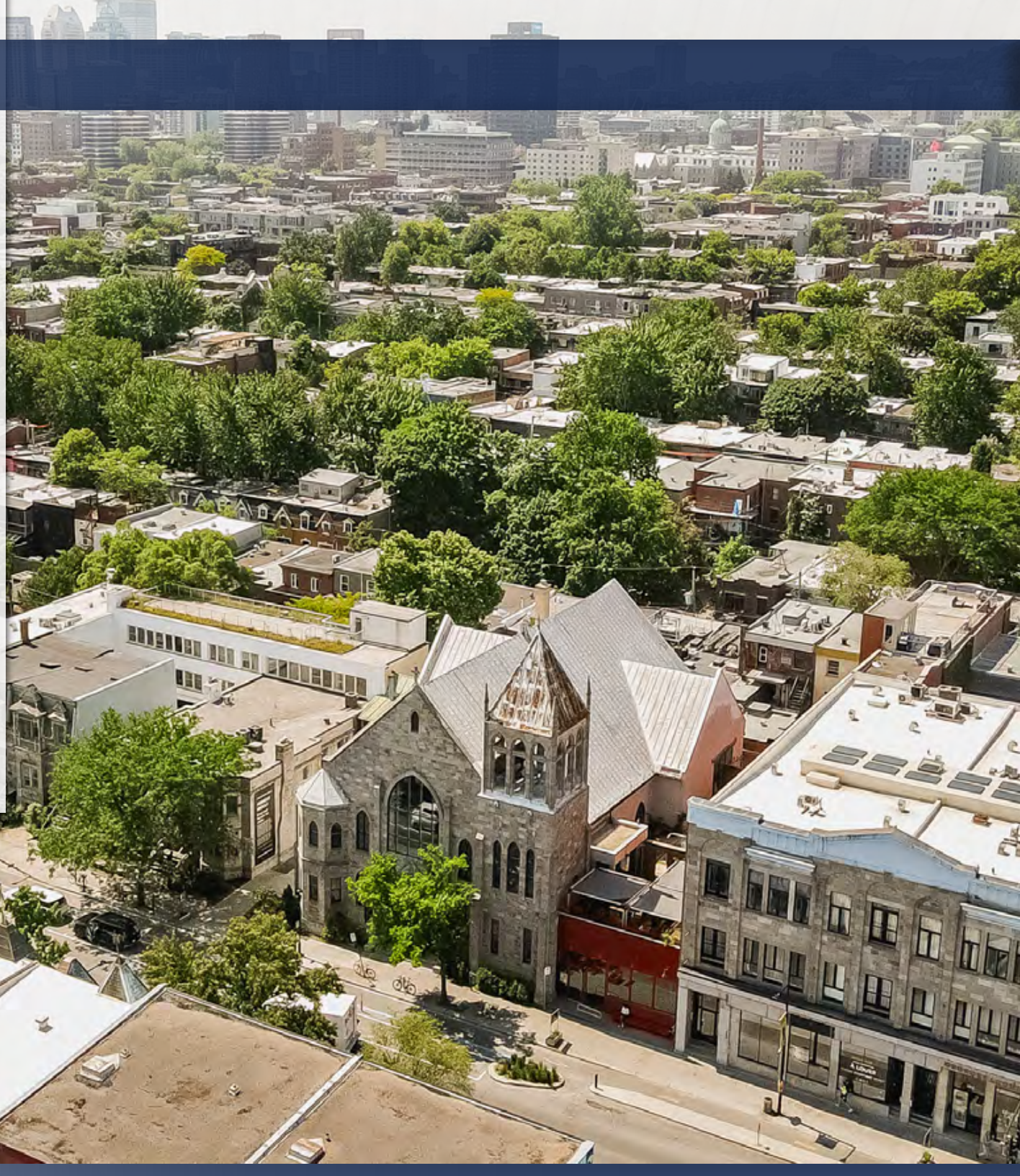
Café Pêché offers a unique speakeasy-style
experience with fully-equipped commercial
kitchen facilities

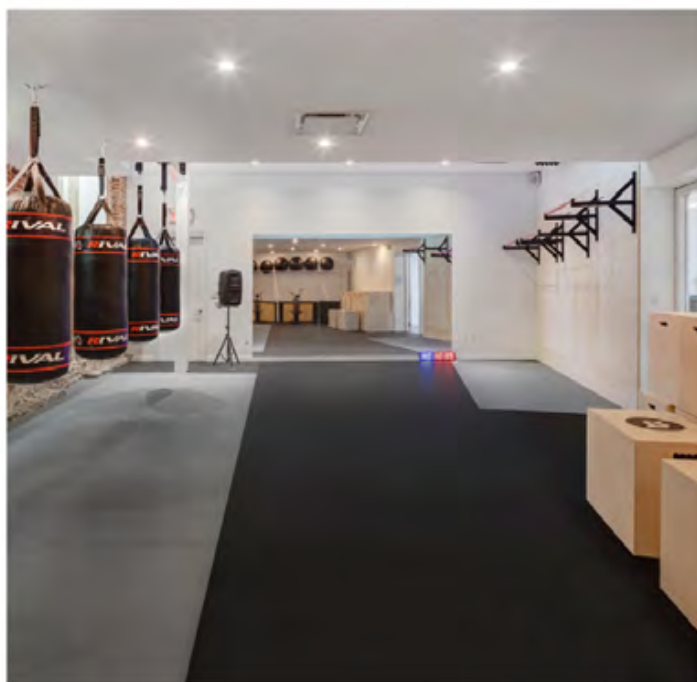
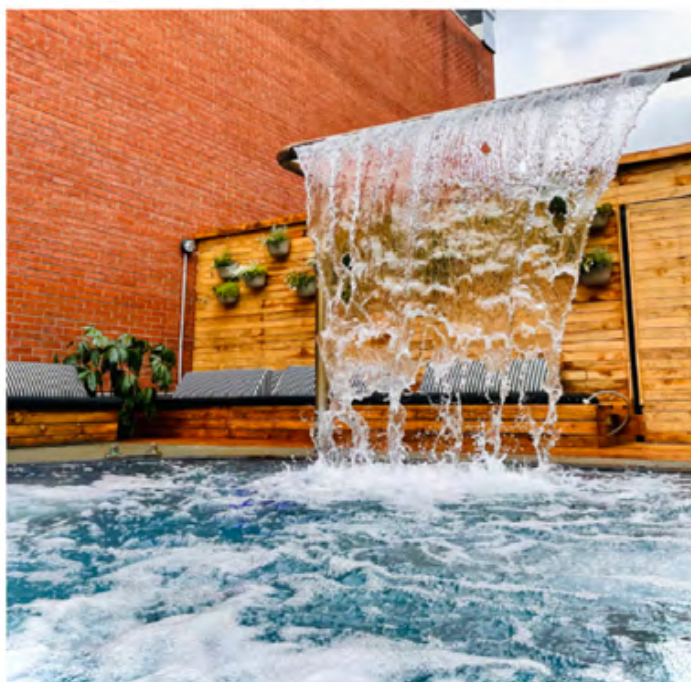


Strategic location on renowned Rue Saint-
Denis, a thriving corridor known for its
boutiques, cafes, restaurants, cultural and
artistic charm



ESPACE
THOMAS





3988/98 SAINT-DENIS STREET,
MONTRÉAL, QC



Location OVERVIEW

- Central Montréal locations with excellent transit accessibility (metro, bus, bike paths)
- Near iconic landmarks and vibrant neighborhoods: Quartier Latin, Plateau Mont-Royal, Quartier des Spectacles, La Fontaine Park, UQAM, CHUM super hospital

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