

FOR SALE

112 MCGILL STREET, MONTRÉAL, QC

PRIME LOCATION

SIX
RESIDENTIAL
UNITS WITH
ONE
GROUND-LEVEL
COMMERCIAL
SPACE



Marcus & Millichap
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PROPERTY OVERVIEW

112 McGill Street is a 5-storey, mixed-use residential and commercial building originally constructed in 1890. This well-maintained property blends timeless architectural charm with modern functionality, offering an attractive and stable investment in one of Montreal's most vibrant urban settings.

The building features 6 residential units and 1 ground-floor commercial unit, with a total gross leasable area of approximately 15,000 square feet. Its historic character has been thoughtfully preserved, enhancing its appeal to tenants who value authenticity, walkability, and proximity to the downtown core. The ground-level retail component contributes strong cash flow potential and enlivens the pedestrian experience along this highly visible block.

Tenants and visitors benefit directly from the presence of Uncle Lee Kǎo, a modern and highly regarded Chinese restaurant located within the building itself. In addition to this on-site offering, the property is surrounded by essential shops and services, enhancing its appeal to occupants and contributing to a convenient and vibrant tenant experience.



PRIME LOCATION

Situated in Old Montreal a sought-after Borough of Ville-Marie, the Property enjoys excellent connectivity to public transit, major employment hubs, universities, and cultural landmarks. The area is also renowned for its vibrant culinary scene, offering an array of renowned restaurants, cozy cafés, and gourmet food spots that cater to both locals and visitors. Its strategic position draws a diverse mix of urban professionals, students, and tourists, all contributing to the area's dynamic and desirable character.

112 McGill represents a rare opportunity to acquire a stabilized, income-generating multifamily and retail property in one of Montreal's most historic and high-demand neighborhoods. Just steps away, Marché des Éclusiers offers a lively spot to eat or enjoy a drink, featuring a beautiful terrace overlooking the Lachine Canal.



SALIENT DETAILS

Address	112 McGill St
Building Type	Mixed-Use
Legal Description	1 179 970
Year Built	1890
Residential Units	6
Commercial Units	1
Building Area	± 15,000 SF (above ground)
Semi-Basement Area	3,000 SF (additional)
Elevator	1
Storeys	5 + semi-basement

HIGHLIGHTS



Modernized and well-maintained building with spacious residential accommodations and elevator access for enhanced tenant convenience.



Prime Old Montréal location offering seamless access to public transit, downtown Montréal, the financial district, and a full range of amenities.



Ground-floor tenant Uncle Lee Kǎo, created by acclaimed chef Andersen Lee, enhancing the property's visibility, prestige, and income stream.



An exceptional opportunity to own a fully stabilized, income-generating gem in the heart of historic Old Montréal.

#Units	Type	Status
2	3 1/2	Rented
2	4 1/2	Rented
2	7 1/2	Rented



PROPERTY SPECIFICATIONS

Foundation	Poured Concrete
Frame	Wood frame structure
Exterior walls and glazing	Brick masonry
Roof	Tar and gravel
Flooring	Commercial unit: hardwood and ceramic tile Apartments: hardwood, floating vinyl and ceramic tile
Heating Type	Natural gas
Fire Protection	Sprinkler systems installed in both residential units and commercial spaces



FINANCIAL OVERVIEW

REVENUE	Residential	Commercial	Total	Ratios
Gross Potential Rental Income	\$262,140	\$180,000	\$442,140	92.7%
Gross Potential Parking Income	\$-	\$-	\$-	0.0%
Additional Commercial Income		\$34,992	\$34,992	7.3%
Gross Income	\$262,140	\$214,992	\$477,132	100.0%
Residential Vacancy	\$-		\$-	0.0%
Commercial Vacancy		\$-	\$-	0.0%
Effective Gross Income	\$262,140	\$214,992	\$477,132	100.0%

Expenses	Residential	Commercial	Total	Expense Ratios
Municipal Taxes	\$(23,119)	\$(7,327)	\$(30,446)	6.4%
School Taxes	\$(1,731)	\$(549)	\$(2,280)	0.5%
Insurance	\$(22,699)	\$(7,193)	\$(29,892)	6.3%
Utilities	\$-	\$-	\$-	0.0%
TOTAL OPERATING EXPENSES	\$(47,549)	\$(15,068)	\$(62,618)	13.1%

NOI	\$214,591	\$199,924	\$414,514	86.9%
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NOTES

Revenue is estimated as if all units were rented at their market rates.

1 unit is currently vacant (#4) @\$7,200 / month

Utility bills are paid by tenants

FINANCING

Loan Initiation Date 4/14/2024

Maturity Date 4/1/2029

Outstanding Debt \$5,981,892

All-in Rate 4.40%

Amortization 30Y

Year 1 Debt Coverage

Yearly Principal \$106,120

Yearly Interest \$258,718

Yearly Debt Payment \$364,838




LOCATION OVERVIEW



Map

DEMOGRAPHICS	2km	5km	10km
Total Population	76,544	468,580	1,195,478
2028 Projection	81,926	500,994	1,283,309
Annual Growth (2023-28)	1.4%	1.4%	1.5%
Daytime Population	69,039	477,144	1,653,136
Households (2023)	35,319	215,809	559,344
Avg. Household Size	2.2	2.2	2.1



-  Walk Score: 99
-  Transit Score: 87
-  Bike Score: 93

GALLERY



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