

FOR SALE

MIXED-USE INVESTMENT | LARGE RESIDENTIAL UNITS | PRIME QUARTIER LATIN LOCATION

323-325 & 329 ONTARIO STREET EAST, MONTRÉAL, QC



PRICE: \$4,250,000

Marcus & Millichap
GROUPE MARIANI - DI GENNARO

FOR SALE

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THE OPPORTUNITY

Located in Montréal's Ville-Marie borough, within the vibrant Quartier Latin, the offering consists of two strategically positioned three-storey buildings at 323-325 and 329 Ontario Street East, presenting a rare mixed-use investment opportunity. Both buildings feature three floors above ground and fully finished basements.

323-325 Ontario Street East (5,441 SF) includes two commercial spaces, with a bar located in the basement and a bar school at ground level (RDC), while residential units occupy the upper floors.

329 Ontario Street East (4,144 SF) is a multifamily property currently leased under a long-term master lease to a short-term rental operator and operated as tourist accommodation (auberge / tourist lodging) with the required permit in place. The building's residential units feature spacious layouts averaging approximately 1,000 SF, with generous living areas that enhance their suitability for accommodation use. The property benefits from purpose-built improvements funded by the tenant, supporting the current hospitality operation while resulting in minimal management requirements for ownership.

Together, the buildings comprise eight units (six residential and two commercial) on a 4,811-SF lot. Originally built in 1870 and recently renovated, the asset blends historic character with modern upgrades.



Ideally located, with large residential units, the offering also benefits from exceptional visibility and generates approximately \$345,000 in annual gross income, presenting a compelling investment opportunity in Montréal's vibrant Quartier Latin.

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PROPERTY OVERVIEW

Address	323-325 Ontario Street East
Lot Numbers	3 603 789; 3 603 790; 3 603 791; 3 603 792; 3 603 793
Year Built / Renovated	1870 / 2017
Building Area	5,441 SF
Lot Area	2,960 SF
Residential	2 large units
Commercial	2 commercial units
Zoning	Zone 0058 - M.8C

Address	329 Ontario Street East
Lot Number	2 161 343
Year Built / Renovated	1870 / 2017
Building Area	4,144 SF
Lot Area	3,013 SF
Residential Units	4 (long-term master lease in place) Potential to add a fifth (5th) apartment
Units Size	± 1000 SF
Zoning	Zone 0058 - M.8C



Permits:
CITQ Tourist
Accommodation
License & Bar Permit



Number of Floors:
3



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MUNICIPAL ASSESSMENT & REALTY TAXES

323 ONTARIO STREET E.

Municipal Taxes (2026)	\$7,748.43
School Taxes (2025-2026)	\$232.14
Total Municipal Assessment	\$330,700

325 ONTARIO STREET E., SUITE 101

Municipal Taxes (2026)	\$5,585.78
School Taxes (2025-2026)	\$161.47
Total Municipal Assessment	\$238,400

325 ONTARIO STREET E., SUITE 201

Municipal Taxes (2026)	\$1,475.64
School Taxes (2025-2026)	\$175.20
Total Municipal Assessment	\$244,700

325 ONTARIO STREET E., SUITE 301

Municipal Taxes (2026)	\$1,840.87
School Taxes (2025-2026)	\$223.80
Total Municipal Assessment	\$305,200



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MUNICIPAL ASSESSMENT & REALTY TAXES



329 ONTARIO STREET EAST

Municipal Taxes (2026)	\$30,503.11
School Taxes (2025-2026)	\$789.66
Total Municipal Assessment	\$1,540,000



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323-325 & 329 ONTARIO STREET E.: PROJECTION 2026 - COMBINED NET INCOME

REVENUE	Residential	Commercial	Total	Notes
Gross Potential Rent	\$45,300	\$281,009	\$326,309	
Parking Income	\$-	\$-	\$-	
Additional Commercial Revenue	\$-	\$18,111	\$18,111	
Gross Income	\$45,300	\$299,120	\$344,420	
Residential Vacancy	\$(1,359)	\$-	\$(1,359)	3.0%
Commercial Vacancy	\$-	\$(14,956)	\$(14,956)	5.0%
Effective Gross Income	\$43,941	\$284,164	\$328,105	

EXPENSES	Residential	Commercial	Total	Notes
Municipal Taxes	\$(3,317)	\$(43,837)	\$(47,154)	Actual 2026
School Taxes	\$(399)	\$(1,184)	\$(1,583)	Actual 2025-2026
Insurance	\$(2,256)	\$(15,575)	\$(17,831)	Allocated based on insurable value
Utilities	\$-	\$-	\$-	Tenants pay utilities
Maintenance and Repair	\$(1,220)	\$(9,946)	\$(11,166)	610/unit & 3.5% of commercial income
Management	\$(2,197)	\$(11,301)	\$(13,498)	5% of EGI
Capex Reserve	\$-	\$(2,907)	\$(2,907)	1.5% of EGI at 329 Ontario Est.
Total Operating Expenses	\$(9,389)	\$(84,750)	\$(94,139)	
Op. Ex. Ratio	21.4%	29.8%	28.7%	
Combined NOI	\$34,552	\$199,414	233,966	

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323-325 ONTARIO STREET E. - 2026 PROJECTION - SPLIT NOI

REVENUE	Residential	Commercial	Total	Notes
Gross Potential Rent	\$45,300	\$-	\$45,300	
Parking Income	\$-	\$-	\$-	
Commercial Rental Income	\$-	\$77,009	\$77,009	
Additional Commercial Rent	\$-	\$18,111	\$18,111	
Gross Income	\$45,300	\$95,120	\$140,420	
Residential Vacancy	\$(1,359)	\$-	\$(1,359)	3.0%
Commercial Vacancy	\$-	\$(4,756)	\$(4,756)	5.0%
Effective Gross Income	\$43,941	\$90,364	\$134,305	
EXPENSES	Residential	Commercial	Total	Notes
Municipal Taxes	\$(3,317)	\$(13,334)	\$(16,651)	Actual 2026
School Taxes	\$(394)	\$(394)	\$(793)	Actual 2025-2026
Insurance	\$(2,256)	\$(5,910)	\$(8,165)	Allocated to both assets via insurable value
Utilities	\$-	\$-	\$-	Assumed tenants pay utilities
Maintenance and Repair	\$(1,220)	\$(3,163)	\$(4,383)	610/unit & 3.5% for commercial
Management	\$(2,197)	\$(4,518)	\$(6,715)	5% of EGI
Total Operating Expenses	\$(9,389)	\$(27,319)	\$(36,707)	
Op. Ex. Ratio	21.4%	30.2%	27.3%	
Combined NOI	\$34,553	\$63,045	\$97,598	

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329 ONTARIO E. - STABILIZED COMMERCIAL OPERATION SCENARIO

REVENUE	Commercial	Revenue Ratios	Notes
Gross Potential Rent	\$204,000	100.0%	Actual 2026
Gross Income	\$204,000	100.0%	
Vacancy	\$(10,200)	5.0%	Normalized
Effective Gross Income	\$193,800	95.0%	

EXPENSES	Commercial	Expense Ratios	Notes
Municipal Taxes	\$(30,503)	15.7%	Actual 2026
School Taxes	\$(790)	0.4%	Actual 2025-2026
Insurance	\$(9,665)	5.0%	Allocated to both assets via insurable value
Utilities	\$-	0.0%	Payed for by master lessee
Maintenance and Repair	\$(6,783)	3.5%	Normalized
Management	\$(6,783)	3.5%	Normalized
Salaries	\$-	0.0%	
Capex Reserve	\$(2,907)	1.5%	Normalized
Total Operating Expenses	\$(57,430)	29.6%	
Net Operating Income	\$136,370		

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QUARTIER LATIN OVERVIEW

Quartier latin is one of Montréal's most vibrant and historic neighborhoods, located in the Ville-Marie borough, at the eastern edge of the Quartier des spectacles. Anchored by the Université du Québec à Montréal (UQAM), the area benefits from a strong academic presence and a dynamic, youthful atmosphere. Renowned for its theatres, independent cinemas, bookstores, cafés, and year-round cultural programming, the Quartier latin has long been a hub for intellectual life and artistic expression. Major arteries such as Saint-Denis Street and Sainte-Catherine Street East offer a lively mix of dining, entertainment, and nightlife. With excellent public transit connectivity, immediate proximity to downtown Montréal, and direct access to the city's primary cultural venues and festivals, the Quartier latin continues to play a central role in Montréal's cultural and urban identity.

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QUARTIER LATIN STREET ART

A distinctive mural located on the façade of 323 Rue Ontario Est in Montréal's Quartier Latin was created by local artists Singe-Tang, Mr. Lao, and Simon Lam. Painted in the 2016, the artwork features a vibrant, stylized character rendered in bold colors and graphic lines, reflecting the dynamic influence of Montréal's street-art and graffiti culture. The mural has become a recognizable visual element of the streetscape, illustrating the creative energy that characterizes the Quartier Latin—an area known for its cultural institutions, nightlife, and artistic expression.

Source: Vagabundler

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LOCATION OVERVIEW



ZONING SUMMARY



M.8C

Zone de mixité autorisant les commerces et les services de moyenne intensité dans les secteurs animés (Quartier Latin, Quartier des Spectacles, Bishop/Crescent) : un usage commercial ou industriel est autorisé à tous les niveaux

Densité et implantation	Valeur		Note
Densité maximale	3		S.O.
Taux d'implantation min.	0		
Taux d'implantation max.	85		
Mode d'implantation	C		
Hauteur et surhauteur	Minimum	Maximum	Note
Hauteur (en étages)	2	3	—
Hauteur (m)	S.O.	14	—
Surhauteur maximale	—	S.O.	S.O.
Marges	Valeur		
Marge latérale minimale	2.5		
Marge arrière minimale	3		

Note: Full zoning document in the data room

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