

# FOR SALE

1186-1188 STE-CATHERINE STREET W. MONTRÉAL QC

**PRIME COMMERCIAL INVESTMENT OPPORTUNITY**

with a Valid CITQ Permit held by the tenant



Marcus & Millichap

GRUPE MARIANI - DI GENNARO



# PROPERTY OVERVIEW

Positioned along prestigious Sainte-Catherine Street West, in the epicenter of downtown Montréal, 1186-1188 Sainte-Catherine Street West benefits from exceptional visibility, strong pedestrian traffic, and immediate access to the city's premier shopping, dining, entertainment, and transit amenities.

Anchored by Hotel Bakan, a distinguished boutique hospitality concept, the property features eight (8) impeccably appointed luxury suites complemented by a highly coveted ground-floor retail component fronting Sainte-Catherine Street West.

Originally constructed in 1928 and extensively repositioned through a comprehensive renovation program, the four-storey landmark encompasses approximately 13,527 square feet and seamlessly blends timeless architectural character with contemporary luxury. The asset caters to an affluent clientele seeking an elevated hospitality experience in the heart of Montréal's urban core.

Surrounded by Montréal's most prestigious retail brands, luxury hotels, corporate office towers, cultural institutions, and entertainment venues, the property is strategically positioned within a highly sought-after destination that attracts visitors, residents, and professionals year-round.

This offering represents a rare opportunity to acquire a trophy investment asset an institutional-quality property combining hospitality and retail excellence within one of Montréal's most prestigious and enduring commercial destinations.





# PROPERTY DETAILS

**Price:** \$11,500,000

**Property Type:** Mixed-Use

**Lot number:** 1 340 062

**Year built:** 1928

**Number of Floors:** 4

**Units:** 2 (1 Commercial + 1 Residential unit)

**Residential unit:** operated as short-term rentals

**Building Size:** 13,527 SF

**Commercial area:** 3,809 SF

**Residential area:** 9,718 SF

**Zoning:** Zone 0110 – M.9



1186-1188 STE-CATHERINE STREET W.

**Marcus & Millichap**  
GROUPE MARIANI - DI GENNARO



## HIGHLIGHTS



Situated on Sainte-Catherine Street West, Montréal's most iconic and sought-after retail corridor, offering unmatched visibility and continuous pedestrian flow



Anchored by Hotel Bakan, featuring eight (8) high-end, fully renovated apartments designed to meet the expectations of a modern, upscale clientele



Street-level commercial unit with strong frontage and branding exposure, benefiting from one of the highest-traffic arteries in the city



Recently renovated building combining historic architecture (1928) with contemporary finishes, requiring minimal immediate capital investment



Diversified income profile through a blend of hospitality and retail, enhancing revenue resilience and long-term value



Four (4) storeys totaling 13,527 square feet, offering a well-balanced footprint in a dense urban environment



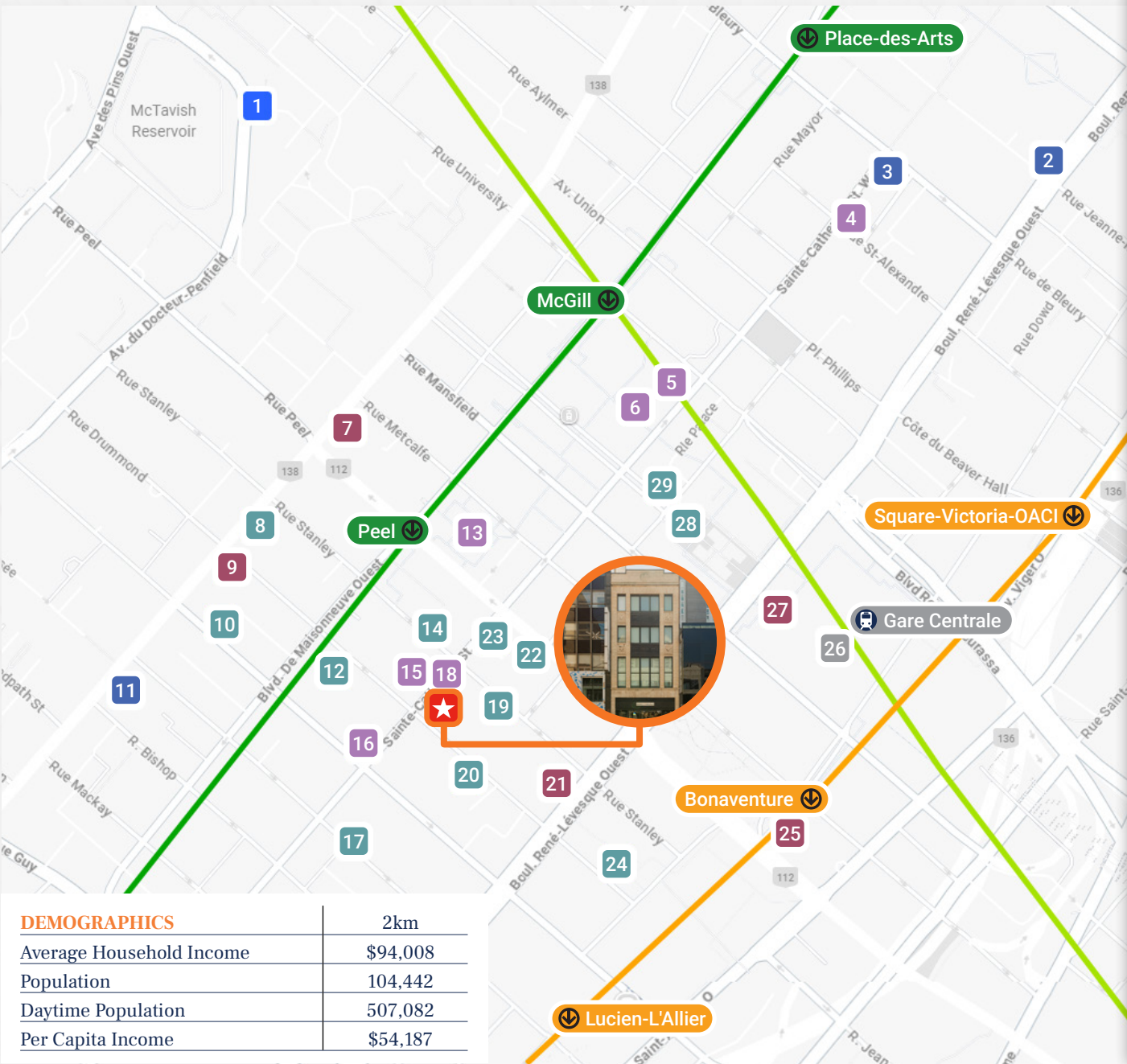
Rare opportunity to acquire a design-forward, income-generating asset in the heart of downtown Montréal



Immediate proximity to major transit nodes, luxury retail, dining, and Montréal's key commercial and cultural destinations



# LOCATION OVERVIEW



| DEMOGRAPHICS             | 2km      |
|--------------------------|----------|
| Average Household Income | \$94,008 |
| Population               | 104,442  |
| Daytime Population       | 507,082  |
| Per Capita Income        | \$54,187 |

## LEGEND

- ★ 1186-1188 Ste-Catherine Street W.
- 1 McGill University
- 2 Desjardins
- 3 Royal Bank
- 4 Pharmaprix
- 5 Sephora
- 6 Eaton centre
- 7 Hôtel Omni Mont-Royal
- 8 Amea Café
- 9 Ritz Carlton
- 10 Cloakroom Bar
- 11 The Montreal Museum of Fine Arts
- 12 Bar George
- 13 Les Cours Mont-Royal
- 14 Deville Dinerbar
- 15 Browns Shoes
- 16 Apple Store
- 17 Gyu-Kaku Japanese
- 18 Victoria's Secret
- 19 Le Classico Restaurant
- 20 Escondite Drummond
- 21 Le Centre Sheraton Hotel
- 22 Five Guys
- 23 Reuben's Deli
- 24 Lucille's
- 25 Montréal Marriott Champlain
- 26 Gare Centrale (REM)
- 27 Fairmont Le Reine Elizabeth
- 28 Les Enfants Terribles + Hiatus Restaurants
- 29 Enoteca Monza

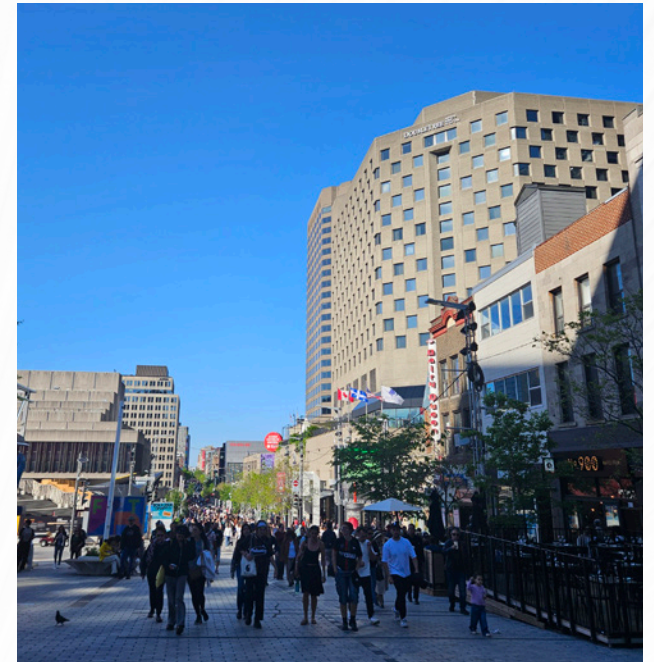
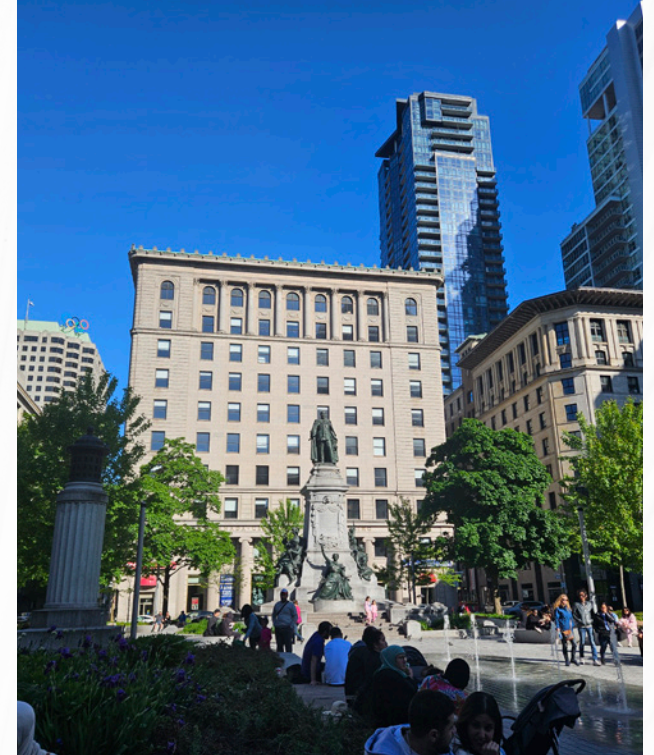


# SAINTE-CATHERINE STREET – DOWNTOWN MONTRÉAL

Sainte-Catherine Street West stands as Montréal's most prestigious and iconic retail corridor, at the heart of Downtown Montreal. Renowned for its concentration of flagship stores, luxury brands, and high-profile commercial spaces, the street defines the city's retail identity.

Driven by exceptional pedestrian traffic and anchored by destinations such as the CF Montréal Eaton Centre, Sainte-Catherine Street West offers unparalleled visibility and continuous urban energy.

Widely regarded as one of Canada's most important commercial arteries, it represents a benchmark location for prestige retail and long-term value.



# FINANCIAL OVERVIEW

## Valuation - CMHC Normalization

### Operating Statement

Income Statement Date 2026-05-01

| REVENUE                       | Commercial          | Ratios        |
|-------------------------------|---------------------|---------------|
| Gross Potential Rental Income | \$ 839,972          | 80.2%         |
| Additional Commercial Income  | \$ 207,470          | 19.8%         |
| Other Income                  | \$ -                | 0.0%          |
| <b>Gross Income</b>           | <b>\$ 1,047,442</b> | <b>100.0%</b> |
| Commercial Vacancy            | \$ -                | 0.0%          |
| <b>Effective Gross Income</b> | <b>\$ 1,047,442</b> | <b>100.0%</b> |

| EXPENSES                        | Commercial          | Expense Ratios |
|---------------------------------|---------------------|----------------|
| Municipal Taxes                 | \$ (280,440)        | 26.8%          |
| School Taxes                    | \$ (6,549)          | 0.6%           |
| Insurance                       | \$ (28,000)         | 2.7%           |
| Utilities                       | \$ (1,800)          | 0.2%           |
| Maintenance and Repair          | \$ (17,000)         | 1.6%           |
| Other                           | \$ -                | 0.0%           |
| <b>Total Operating Expenses</b> | <b>\$ (333,789)</b> | <b>31.9%</b>   |

|            |                   |              |
|------------|-------------------|--------------|
| <b>NOI</b> | <b>\$ 713,653</b> | <b>68.1%</b> |
|------------|-------------------|--------------|



# GALLERY



1186-1188 STE-CATHERINE STREET W.

**Marcus & Millichap**  
GROUPE MARIANI - DI GENNARO



# Marcus & Millichap

GROUPE MARIANI - DI GENNARO

## Adamo Mariani

First Vice-President, Investments

Real Estate Broker

adamo.mariani@marcusmillichap.com

O 438.844.6520

## Jesse Di Gennaro

First Vice-President, Investments

Real Estate Broker

jesse.digennaro@marcusmillichap.com

O 438.844.6521

## Roberto Roselli

First Vice-President, Investments

Real Estate Broker

roberto.roselli@marcusmillichap.com

O 438.844.6526

## Marcus & Millichap REIS Inc.

1 Place Ville-Marie Suite 1082,

Montréal, Québec H3B 4S6



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services Québec Inc./ Services d'investissements immobilier Marcus & Millichap Québec inc, Commercial Real Estate Agency. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Québec Inc. / Services d'investissements immobilier Marcus & Millichap Québec inc, Commercial Real Estate Agency © 2026 Marcus & Millichap. All rights reserved.