

Mixed-Use Opportunity

Residential with Retail at Grade

For Sale

2470-2482 NOTRE-DAME ST. W.

*Prime Little Burgundy Location
Adjacent to Downtown Montréal*



Joe Rullier*
Executive Vice-President
Commercial Real Estate Broker
(438) 985-6724
joe.rullier@colliers.com
*Joe Rullier Inc



Investment Overview

Positioned along one of Montréal's most vibrant commercial corridors, 2470–2482 Notre-Dame Street West presents a rare opportunity to acquire a well-located mixed-use investment in the heart of Little Burgundy. The Property comprises approximately 16,559 square feet of retail and residential space on a 6,915-square-foot site, featuring two established ground-floor retail tenants, Beige and Nasha Bistro, complemented by residential apartments on the upper floors.

Situated just minutes from Downtown Montréal, Griffintown and the Lachine Canal, the Property benefits from exceptional visibility, strong pedestrian activity and a dynamic neighbourhood anchored by renowned restaurants, cafés, boutiques and everyday services. Little Burgundy has emerged as one of Montréal's most sought-after urban districts, supported by continued residential growth, ongoing investment and a thriving retail environment.

With durable in-place cash flow, a diversified income profile, and a strategic location within one of the city's strongest mixed-use markets, 2470–2482 Notre-Dame Street West offers investors the opportunity to acquire a high-quality asset with stable income and long-term appreciation potential.

Investment Highlights



Prime mixed-use asset
16,559 SF with retail & residential



Strong Cash Flow
\$413,768 NOI supported by stable tenancy



Anchored Tenancy
Beige & Nasha Bistro in place, 4.5-year WALT



Prime Value Location
Little Burgundy's premier corridor



Property Information

Address	2470-2474 Notre-Dame St. West, 2478-2482 Notre-Dame St. West
Borough	Sud-Ouest (Little Burgundy)
Lot Numbers	1 574 045, 2 091 708
Property Type	Mixed-Use (Multifamily & Retail)
Residential Units	5
Retail Units	2
In-Place Retail Tenants	Beige Style, Nasha Bistro
Total Land Area	6,915 SF
Retail Lease Area	10,856 SF
Residential Lease Area	6,080 SF
Building Area	16,559 SF
Basement Area	4,407 SF
Frontage	62 ft
WALT (Retail Lease Only)	4.5 Years
Number of Storeys	3
Year Built	1915 & 1938 (newly renovated)
Sale type	Investment

Municipal Evaluation

Zoning	Residential Uses, Commercial Uses and Services within a Medium-Intensity Commercial Sector
Maximum Height	3 Storeys (12.5 m)
Maximum Density	3.00
Maximum Site Coverage	70%
Land Value (2024)	\$899,400
Building Value (2024)	\$3,209,200
Property Value (2024)	\$4,108,600
Municipal Taxes (2026)	\$56,292.27
School Taxes (2026)	\$2,866.01

For the Full Investment Package



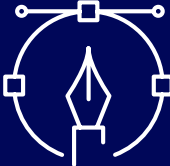
Tenant Profile | Retail

About *Beige*

Beige is a curated home furnishings and interior design concept store based in Montreal, offering a refined selection of furniture, décor, lighting, and accessories. The brand operates as a design-led destination, combining retail with in-house interior design services for both individual pieces and full residential projects.

As a commercial tenant, Beige brings a high-end, lifestyle-oriented presence that enhances the retail environment. Its curated aesthetic and service-driven model encourage longer customer engagement and repeat visits, positioning it as both a showroom and a design studio for clients seeking elevated, tailored interior solutions.

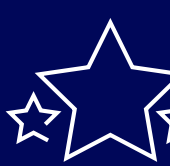




Design-led
home concept
brand



High-value
lifestyle
positioning



Experiential
retail draw



Service-driven
tenant with added
revenue streams



Benefits from a
high-traffic urban
corridor



Supports
cross-shopping
opportunities

Tenant Profile | Retail

About *Nasha Bistro*

Nasha Bistro is a modern Indian restaurant offering bold, contemporary cuisine in a vibrant, design-forward setting. Located in the heart of Notre-Dame Ouest, it attracts steady neighbourhood traffic for dine-in service, cocktails, and group dining, making it a strong experiential food and beverage tenant that enhances evening activity and street vitality.



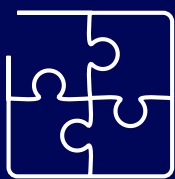
High-quality
modern
Indian cuisine



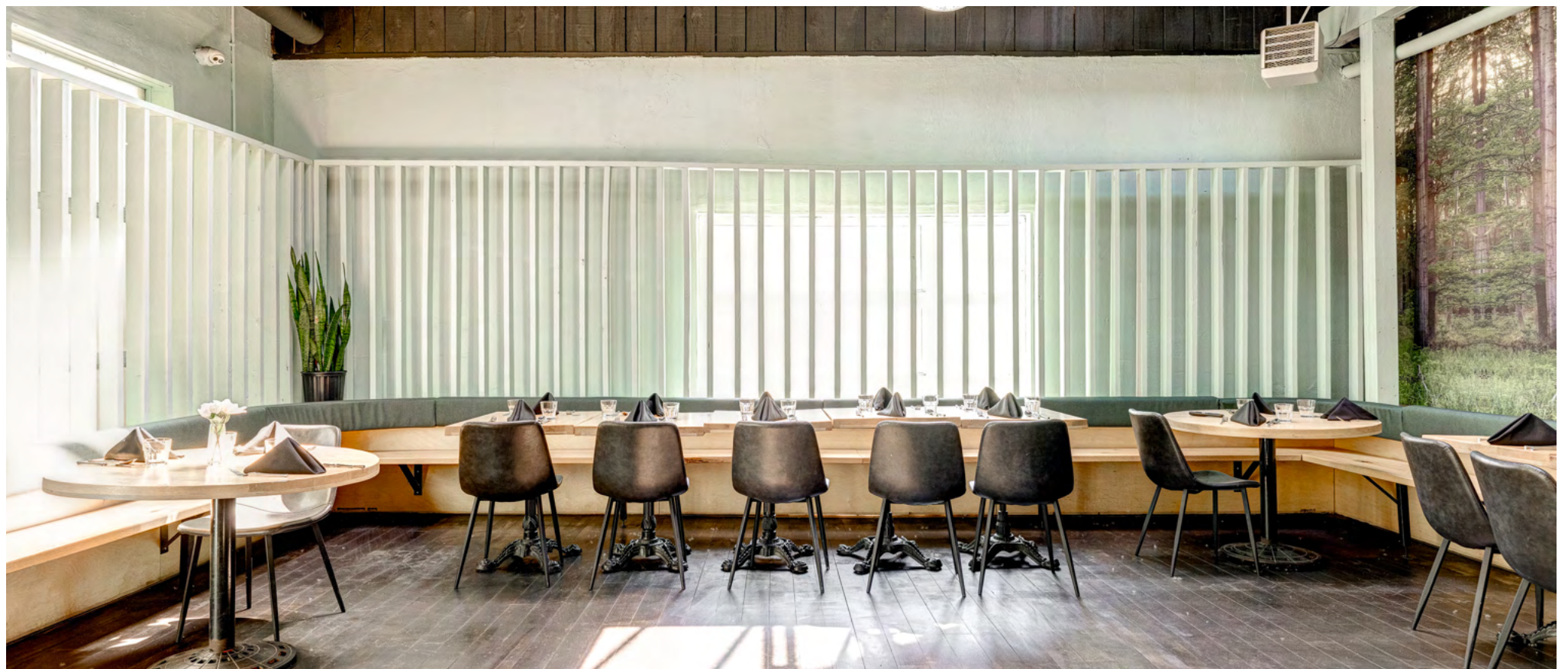
Experiential
dining
destination



Strong
neighbourhood
draw

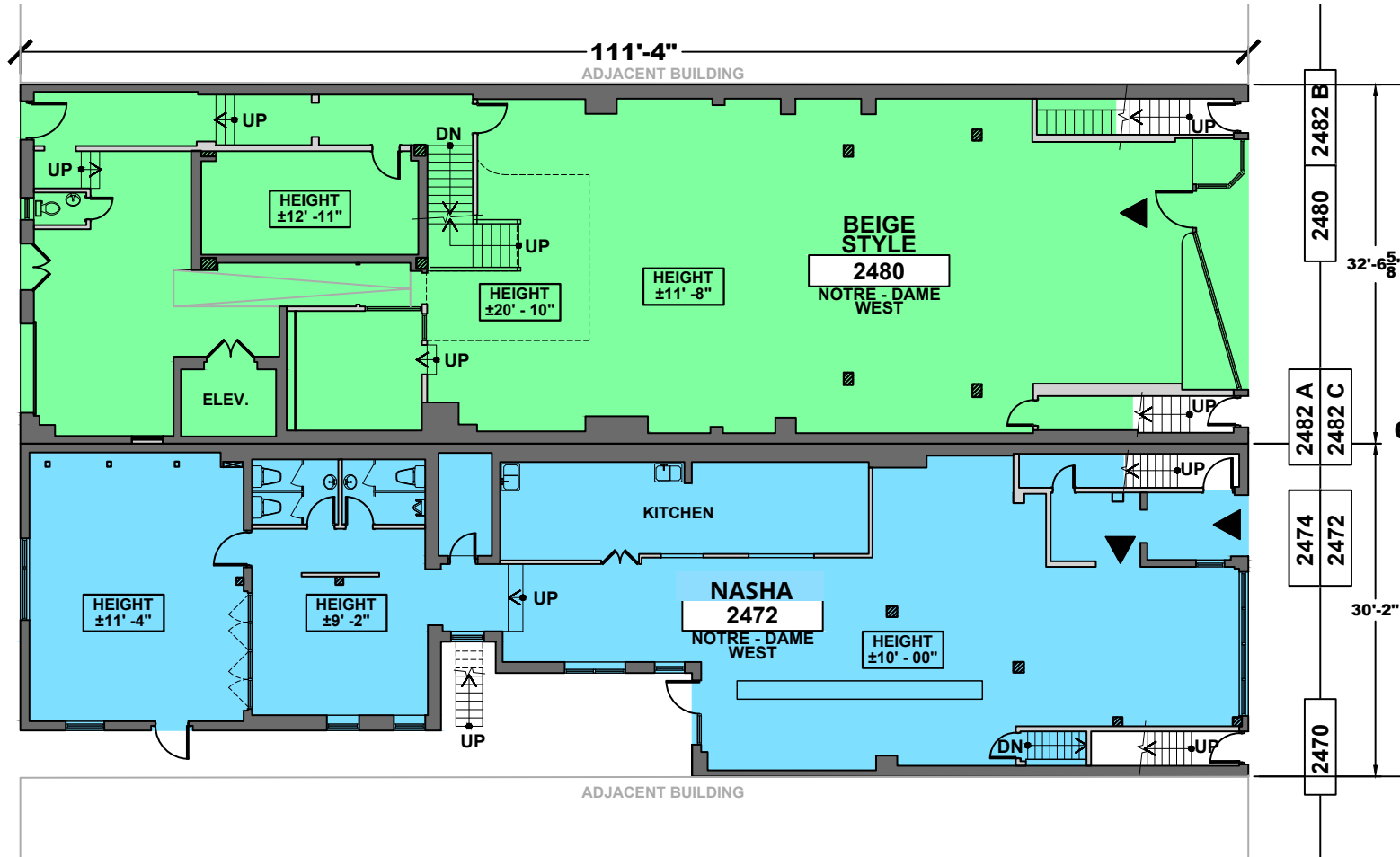


Flexible
hospitality
format

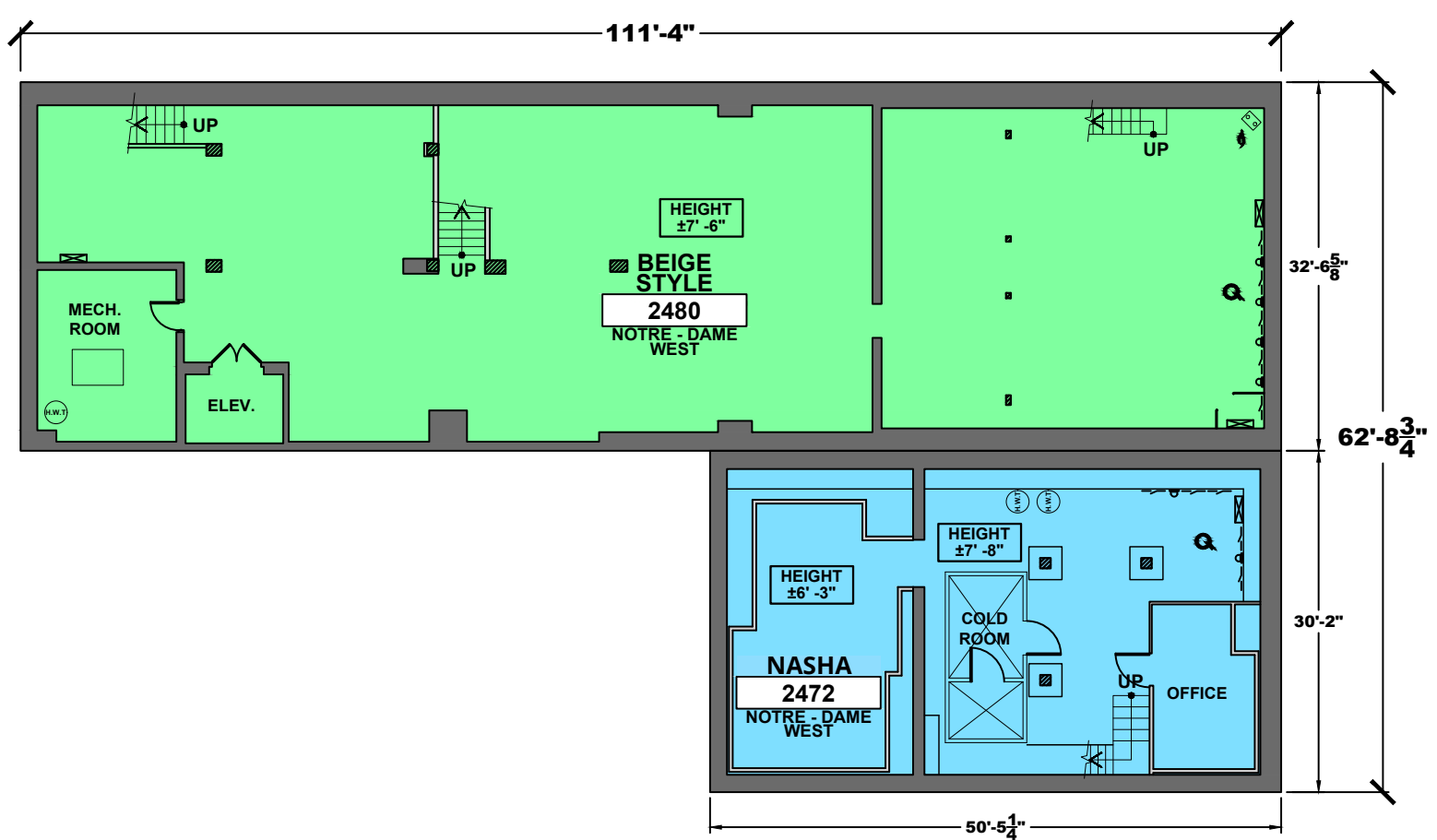


Retail Plans

GROUND FLOOR	
Tenants	Beige (3,518 SF) Nasha Bistro (2,862 SF)
Total Floor Plate	6,380 SF
WALT	4.5 Years
Lease Expiry	Beige: February 2029 Nasha Bistro: May 2036



BASEMENT	
Tenants	Beige Nasha Bistro
Main Use	Cold Room & Storage
Total Area	4,407 SF
Ceiling Height	Up to ± 07' - 8"



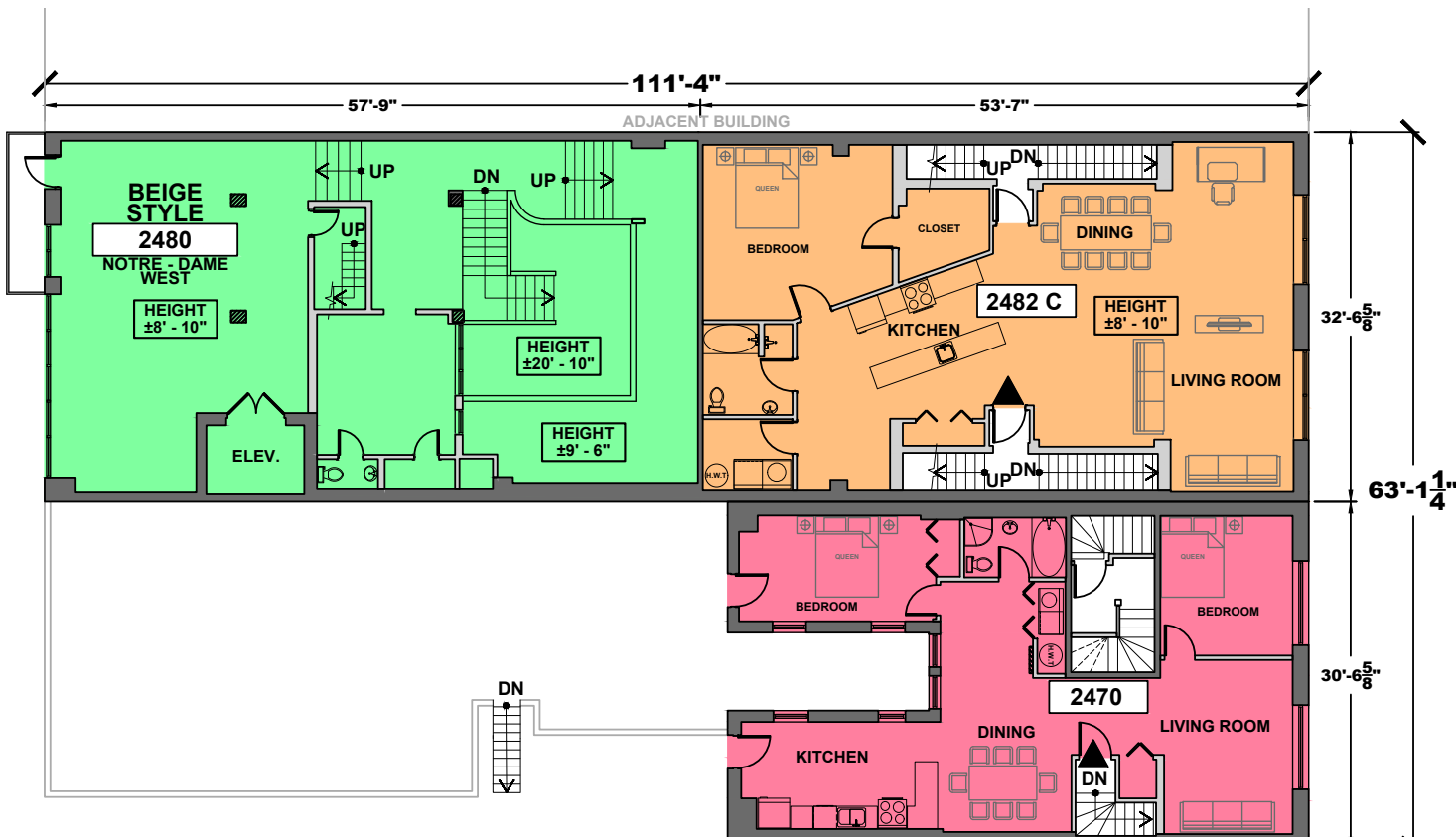
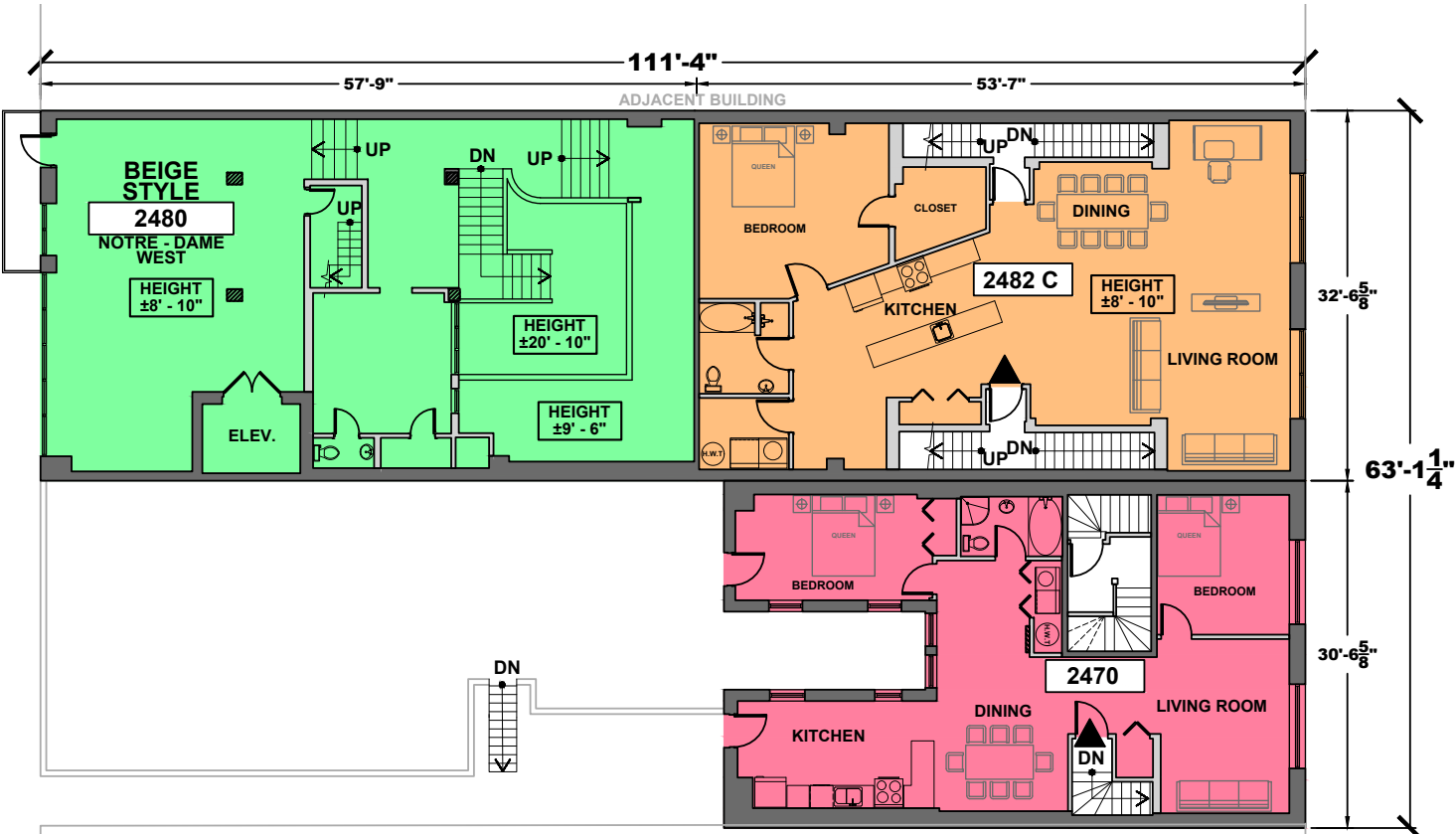
5 Residential Units



Residential Plans

2ND FLOOR

Unit	Size	Rent
Unit #2470	1,276 SF	\$2,315
Unit #2482-C	1,506 SF	\$2,340



3RD FLOOR

Unit	Size	Rent
Unit #2474	1,442 SF	\$1,880
Unit #2482-A	911 SF	\$1,505
Unit #2482-B	945 SF	\$1,388



Atwater Market

Lionel-Groulx



Restaurants

- | | |
|-----------------------|-------------------|
| 1 Joe Beef | 8 El Gordo |
| 2 Liverpool House | 9 Sunny's Dinette |
| 3 Burgundy Lion | 10 Foiegwa |
| 4 Lulu Épicerie | 11 ALUR |
| 5 Pizzeria Geppetto | 12 Ben & Sally's |
| 6 Le Vin Papillon | 13 McDonald's |
| 7 Mignon Steak Frites | |

Cafés & Coffee Shops

- | | |
|------------------|----------------|
| 1 September Café | 3 La Scacciata |
| 2 Parma Café | 4 Café Mina |

Bars & Cocktail Lounges

- | | |
|---------------------------|-------------------------|
| 1 Stem Bar | 4 Mauvais Garçons |
| 2 Barley | 5 Bar OTTO |
| 3 Drinkerie Ste-Cunégonde | 6 Atwater Cocktail Club |

Grocery, Food & Specialty Retail

- | | |
|---------------------|-----------------------------|
| 1 Branche d'Olivier | 3 SAQ |
| 2 Super C | 4 Chocolaterie Damien André |

Vinet Park

Fashion & Lifestyle Retail

- | | |
|--------------------|-----------------------|
| 1 Boutique Peridot | 3 WANT Les Essentiels |
| 2 J'Adore La Fripe | 4 Unique |

Fitness & Wellness

- | | |
|-------------------|---------------|
| 1 Anytime Fitness | 2 Akasha Yoga |
|-------------------|---------------|

Arts & Culture

- | | |
|---------------------|----------------------|
| 1 Théâtre Beanfield | 2 Livresse Bookstore |
|---------------------|----------------------|

Gas Stations

- | | |
|----------------|---------|
| 1 Petro-Canada | 2 Shell |
|----------------|---------|

Notre-Dame West



Asking Price
\$6,960,000

Financial Overview

Highlights

Residential Revenues	
Gross Potential Revenue	\$113,136
<i>Vacancy (2%)</i>	\$2,263
Effective Gross Revenue	\$110,873
Commercial Revenues	
Base Rent	\$315,584
Additional Rent	\$59,532
Gross Potential Revenue	\$375,116
<i>Vacancy (5%)</i>	\$18,756
Effective Gross Revenue	\$356,360
Total Effective Gross Revenue	\$467,233
Less: Operating Expenses	
Property Taxes	\$17,771
Insurance	\$18,178
Utilities	\$1,000
Repairs & Maintenance	\$2,500
Management	\$14,017
Total Operating Expenses	\$53,466
Net Operating Income	\$413,768

For the Full Investment Package



Joe Rullier*
Executive Vice-President
Commercial Real Estate Broker
(438) 985-6724
joe.rullier@colliers.com
*Joe Rullier Inc

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.

Accelerating success.