

Spotlight on Real Estate

September 19, 2023

Pull-out section



As seen on Strathcona Ave. September 13.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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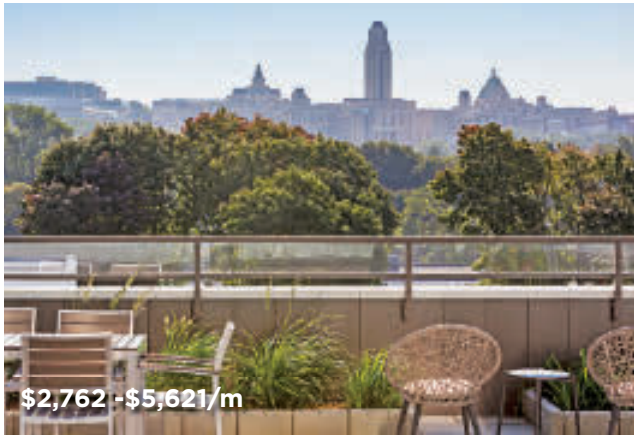
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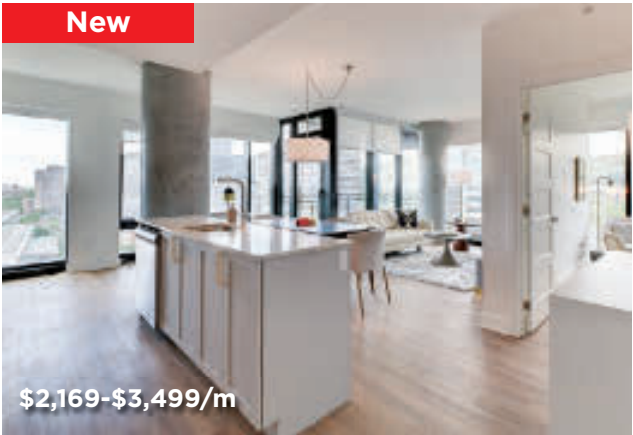
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\$3,550/m

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\$3,450/m

4250 SHERBROOKE O #24, WESTMOUNT
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4250 SHERBROOKE O #6, WESTMOUNT
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CHANGE? LETS' TALK

Real Estate

ANDY DODGE

August sales a little weak

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in August 2023. Be-

cause they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at left offers a picture of these trends over time.

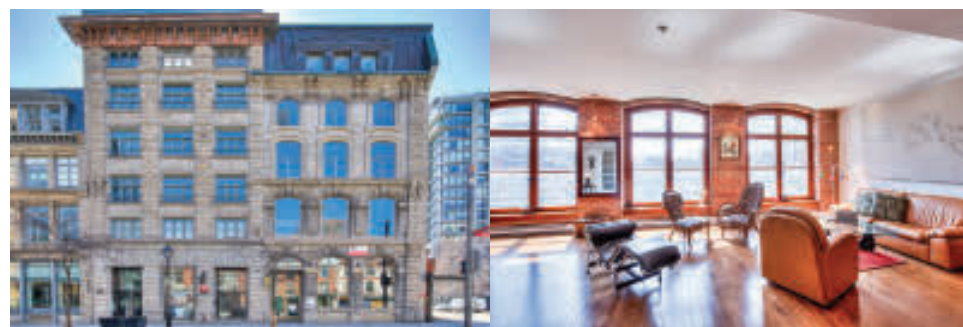
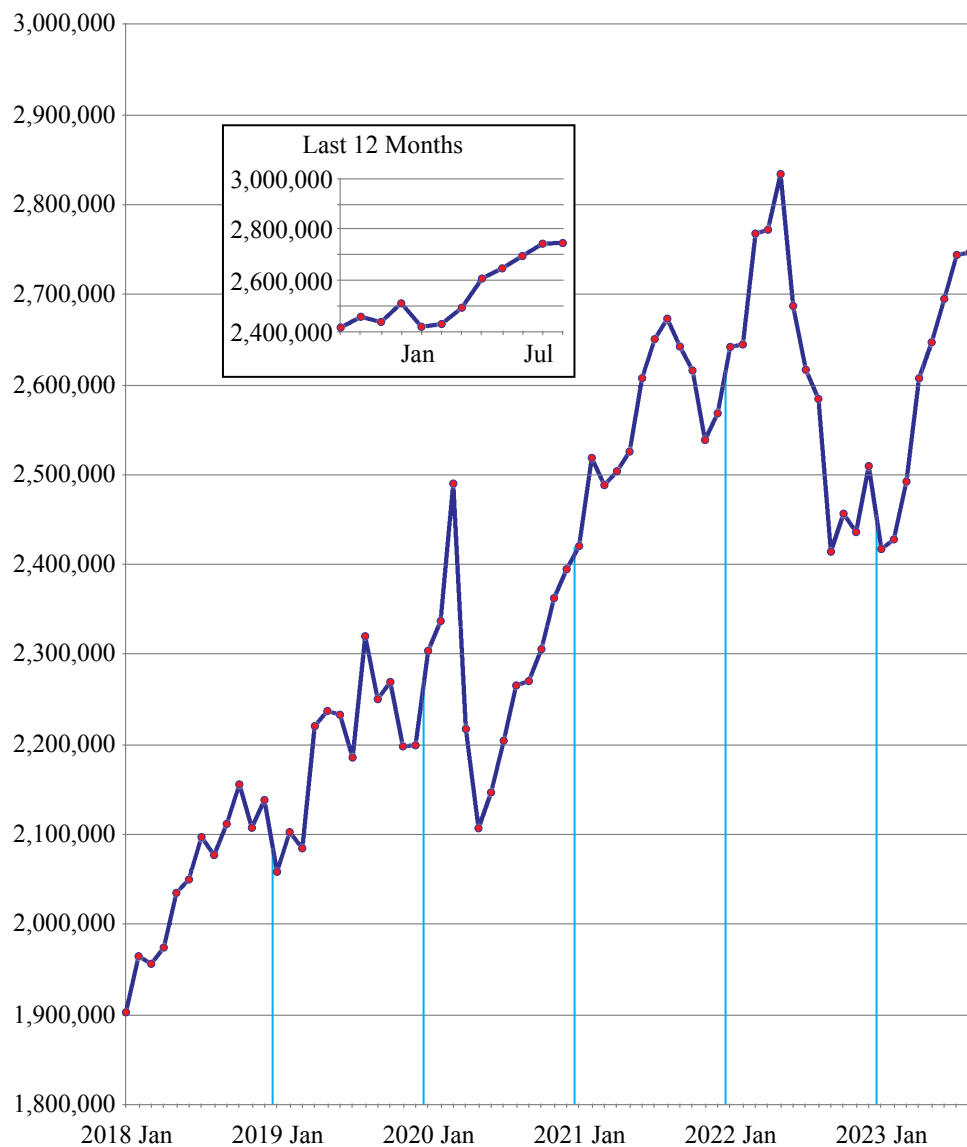
Only five single-family dwellings sold in August this year, after 13 sales were posted by local realtors as having sold in July, and six condominium sales in August showed that they were more popular – at least for the month – than houses.

Two late additions to the July list included one \$12-million agreement, per-

haps encouraging some of the homeowners of more expensive property that there is still a market out there. That would become the fourth-highest price in Westmount's history and the highest since 9 Gordon Crescent sold in October last year for \$23,000,000, the current record holder (see December 13, 2022, p. 1). This large, statistically influential sale was at a low premium (7.9 percent) over valuation, which brought down the price of the "typical" July house from \$2.9 mil-

continued on p. SL-16

Average adjusted price for 'typical' Westmount house, by month, January 2018 to August 2023, based on accepted offer dates



OLD MONTREAL | 430 MCGILL #402

Spacious loft style condo with exposed brick walls on sought after McGill Street in Old Montreal, just steps to Montreal's best restaurants, boutiques, transportation, "Old Port." This unit is located in the "Sir James McGill" building, a heritage "boutique" building. MLS: 12459175 **\$725,000**

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Eleni Akrivos is acting as a buyer-broker of condo units in the Victoria sur le Parc project and in no manner represents the seller/developer of the project.



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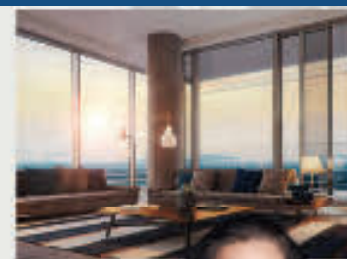
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NEW LISTING



RUE IRÈNE | MONTRÉAL
\$1,889,000

NEW LISTING



RUE REDPATH-COURT | VILLE-MARIE
\$1,648,000

NEW LISTING



AV. ELM | WESTMOUNT
\$1,150,000



AV. OAKLAND | WESTMOUNT
\$5,998,000



AV. CARLETON | WESTMOUNT
\$5,475,000



AV. WESTMOUNT | WESTMOUNT
\$3,650,000



AV. DE MONKLAND | CDN/NDG
\$3,395,000 + GST & PST



AV. ELM | WESTMOUNT
\$2,898,000



CH. ANWOTH | WESTMOUNT
\$2,450,000



AV. DE RAMEZAY | VILLE-MARIE
\$2,399,000



RUE PEEL | VILLE-MARIE
\$1,495,000



RUE SHERBROOKE O. | VILLE-MARIE
\$1,295,000



POM BAKERY | WESTMOUNT
\$1,275,000



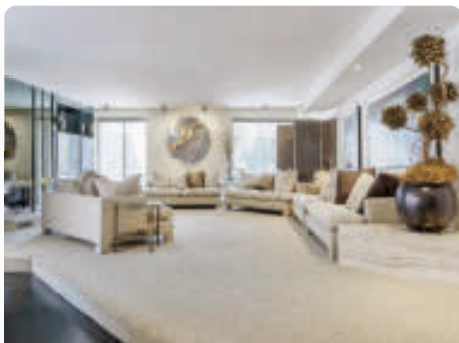
LE BOULEVARD | VILLE-MARIE
\$1,198,000



THE TRAFALGAR | VILLE-MARIE
\$1,198,000



POM BAKERY | WESTMOUNT
\$1,195,000



RUE REDPATH | VILLE-MARIE
\$1,099,000



CH. WESTBROOKE | CÔTE-SAINT-LUC
\$925,000



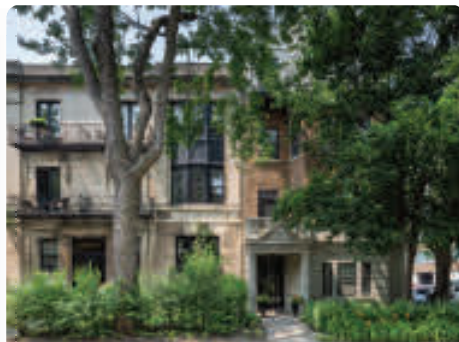
AV. DES PINS O. | VILLE-MARIE
\$850,000



AV. REDFERN | WESTMOUNT
\$749,000



PLACE PARKSIDE | VILLE-MARIE
\$649,000



BOUL. DE MAISONNEUVE O. | WESTMOUNT
\$599,000



RUE ST-AMBROISE | LE SUD-OUEST
\$479,000

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Café Crème moves online



Café Crème's Victoria Ave. location was still closed last week, although this sign (inset) – seen September 13 – had appeared. Specific questions sent via the company's website were not returned by press time.

PHOTOS: INDEPENDENT.

Bacaro pizzeria closed last Friday



The Bacaro pizzeria outlet on St. Catherine west of Greene was closed September 15 – a Friday – when the *Independent* checked in the morning and evening. Its voicemail box was full at two times during the same day. This for-rent sign is on the eastern half of its retail space. The realtor did not reply before deadline to a voicemail asking for more details.

PHOTO: INDEPENDENT



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CONDITIONS APPLY



Work restarts at 3015 Sherbrooke – New opening target: summer 2024

By JENNIFER BALL

The current owner of 3015 Sherbrooke has its permit and renovation work has restarted. The existing apartment building, which has been empty or under construction since fall 2021, is located just east of the Westmount border near Atwater.

The rejuvenation plan calls for 93 apartment units to be added back to Montreal's rental stock by late summer 2024. Rents will be set by the market at that time.

A permit was issued by the Ville Marie (downtown) borough on July 20 to Patrick Pecorilli, who is the president of 9472-0380 Québec Inc., and work started immediately.

The company bought the building for \$14.5 million in November last year.

According to Guillaume Rivest, media relations at the city of Montreal, on September 8, the renovation – which is being undertaken by the construction company Group Melatti – is to re-develop the building's five floors, add 16 units from the previous total, replace all the windows and repair the brick cladding on the façades.

There's going to be 36 studios, 39 one-bedrooms, 16 two-bedrooms and two three-bedroom apartments to choose from.



The interior 3015 Sherbrooke St. as seen September 1.

PHOTO COURTESY OF PATRICK PECORILLI.

The permit also calls for re-locating the elevator so that it reaches the roof and partially replacing the roof membrane.

'Complete gut job'

"It's a complete gut job inside," Pecorilli affirmed. The job means "re-doing the

whole building, so that it is brand new basically." He also said they are using the original plans from Akelius Montreal Ltd., the previous owner.

The exterior work was mostly completed by Akelius before it sold the property. "There's a part on top that is not done

yet, that we're going to finish. If you look at the top of the building, there's some work to be done around the windows. But they did most of the outside work pretty quick. We'll just finish off what wasn't done."

The target clientele is more young professionals than the previous college-student renters.

The company self-manages its properties so Pecorilli said he will be in charge, plus whomever else he hires for the mandate.

When asked if the expected rental income could be considered low or median, Pecorilli said they intend to review market pricing before they set anything in stone. "At the end of the day, whatever market pricing is going to call for...that's going to be the rental prices for those units."

While their exterior rental signage will be displayed to the public in a few days' time, prices will not be set for the 93 units yet. This is to better gauge what the rental market looks like in 2024 and also to factor in sunk costs and any development overruns.

Delivery is expected late summer of 2024, but Pecorelli said he is hoping for September 1.



ROSEMARIE MARTIN

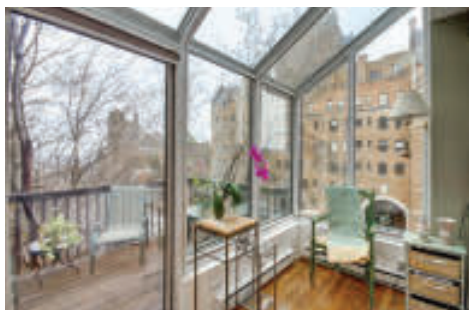
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WESTMOUNT ADJ



Living room



Solarium/Sunroom

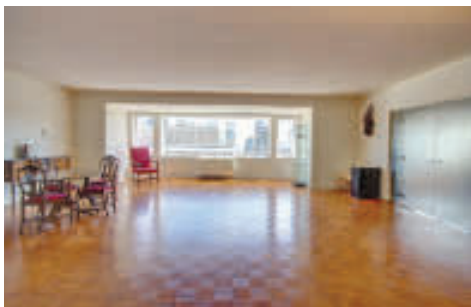


Dining room

33 PLACE UPPER TRAFALGAR. S/D townhouse, in the mountain, on a cul-de-sac. 3 bedrooms, 2 full bathrooms, powder room on main floor. Exceptionally spacious living room, dining room and primary bedroom with ensuite. 2 car garage + 2 exterior parking. C/A. Centris 20829611

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NEW LISTING



Living room



Garden

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FEATURED LISTINGS



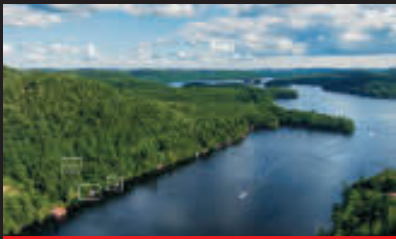
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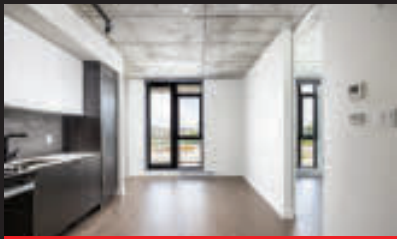
\$1,500,000

2233-2235 AVE. GIROUARD, MONTREAL
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100 CÔTÉ EST DU LAC, SIXTEEN ISLAND LAKE
4 Season Cottage | Waterfront



\$375,000

200 BLVD. MARCEL-LAURIN #317, MONTREAL
Cité Midtown | 1 Bed | Parking | 430 Sq.Ft.



\$375,000

1800 BLVD. ANGRIGNON #707, MONTREAL
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Jackie will represent us when we return. In the meantime, I would recommend that if you are selling or buying and want the same value we got, Jackie will deliver!"

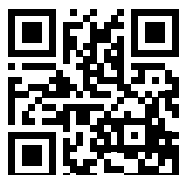
— DAVID F. / WESTMOUNT

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Litigation under way – No trial date yet

‘Tower six’ at the former Montreal Children’s site still in limbo

By JENNIFER BALL

The foundation for “tower six” at the former Montreal Children’s Hospital site has yet to be poured, but there is already litigation, and the multi-million-dollar lawsuit filed by the developer against the city of Montreal and Mayor Valérie Plante still seems far from a courtroom.

The site is just east of the Westmount border in Montreal’s Ville Marie (downtown) borough. (Portions of two other buildings on the campus, 1111 Atwater and the “nurses’ pavilion,” are in Westmount.)

Philip Kerub and High Rise Montreal (HRM) bought the former hospital’s building and grounds in 2017. Originally, the tower six project was to comprise 174 social housing units, but the city and the developer were never able to agree on the terms and conditions for the construction of these units.

Despite the advice of the office de consultation publique de Montréal (OCPM), the city of Montreal went ahead in 2019 with the adoption of a by-law limiting the number of storeys in tower six to four from the previous 20.

Kerub spoke to the *Independent* on Au-



Site map showing the tower six site *in situ*. Red arrow added by *Independent*.

RENDERING COURTESY OF CYRILLE GIRARD ON OCTOBER 22, 2021.

gust 21 but he wanted reporting to reflect “no comment officially” until the court case is resolved. He was amenable to sharing his plans once a ruling was made in the case.

Guillaume Rivest, from the office of

press relations for the city of Montreal, said on August 25 “a hearing date has not been set. For your information, the case between HRM Projet Children Inc. v. City of Montreal et al. is not yet ready for trial.”

His response was translated by DeepL. When pressed on what needed to fall into place in order for the case to move forward, Rivest did not respond in time for the *Independent*’s print deadline.

Nearby news

Next door, there was a development, however, that did not include hardhats or lawyers.

HRM recently engaged the Sutton real

The law at the heart of the court case

“BY-LAW AMENDING BY-LAW 16-082. In view of paragraph 3 of the first paragraph of section 89 of the Charter of Ville de Montréal, métropole du Québec (RLRQ, chapter C-11.4); the Council of the Ville de Montréal decrees...

“1. The By-law authorizing the construction of a building complex on the site bounded by René-Lévesque Boulevard, Atwater Avenue and Tupper and du Sussex Streets (16-082) is amended by inserting the following section after section 9...

“9.1. Notwithstanding sections 8 and 9, the maximum height of the building identified as Tower 6 on the plans attached as Schedule B is 12 metres and 4 storeys.”

Provided by Hugo Bourgoïn, a media relations officer, media relations division, citizen experience and communications department at the city of Montreal, on May 8.

estate brokerage to rent out 5,000 sq. ft of office space that it has been using as its sales and rental office. This space is in the heritage red-brick building at the corner of Atwater and Dorchester/René Lévesque that was originally the nurses’ pavilion of the Western General Hospital, which merged with the Montreal General in 1924. It is partially in Westmount.

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52 Saint-Andrew - \$1,095,000



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The empty location where tower six was slated to be built, as photographed from the south side of René Lévesque Blvd. on September 5. The eastern edge of the former nurses’ pavilion is visible to the left/west.

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NEW LISTING

Hampstead | 7 Rue Granville | \$2,450,000

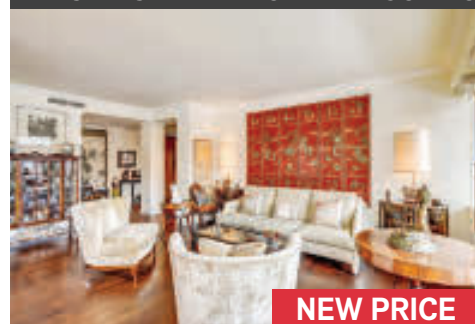
COZY 4-BDR IN GREAT LOCATION



NEW LISTING

Westmount | 621 Ch. de la Côte-St-Antoine | \$3,499,000

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NEW PRICE

Côte-des-Neiges
4660 Av. Bonavista, apt. 701 | \$799,000

SPACIOUS HOME W/HEATED POOL



NEW PRICE

Côte-des-Neiges
5026 Av. Iona | \$1,590,000

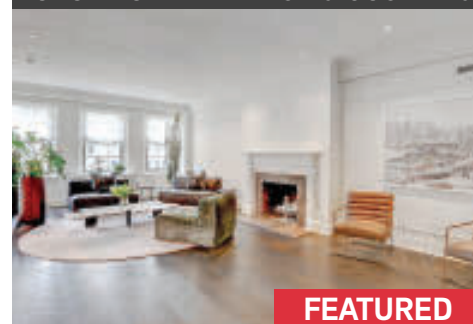
FURNISHED UNIT IN HISTORIC BLDG



FEATURED

Westmount
376 Av. Redfern, apt. 16 | \$3,000/MO

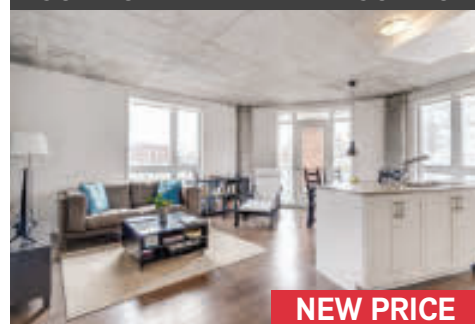
LUXURY UNIT IN PRESTIGIOUS BLDG



FEATURED

Golden Square Mile | 1321 Rue Sherbrooke O.,
apt. E30-31 | \$4,995,000

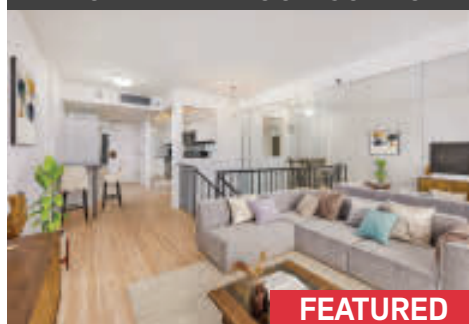
COMFORTABLE 2-BED CONDO



NEW PRICE

Notre-Dame-de-Grâce
5360 Rue Sherbrooke O., apt. 205 | \$399,000

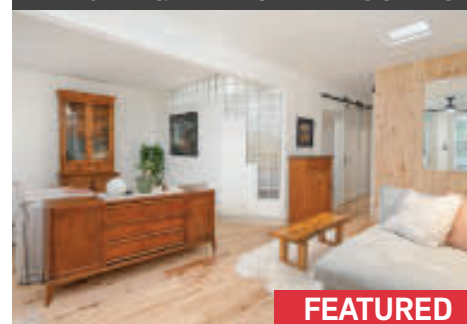
MODERN 2-FLOOR CONDO



FEATURED

Ville-Marie
3577 Av. Atwater, apt. 518 | \$695,000

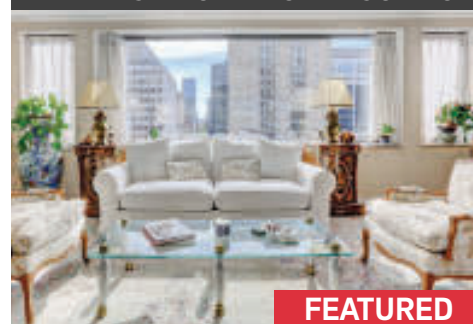
BRIGHT & AIRY UPPER CONDO



FEATURED

Notre-Dame-de-Grâce
2215 Av. de Hampton | \$475,000

PERFECT DOWNTOWN CONDO



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke O.,
apt. 512 | \$599,000

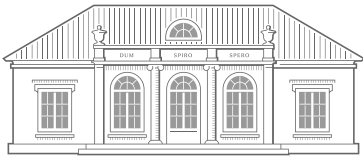
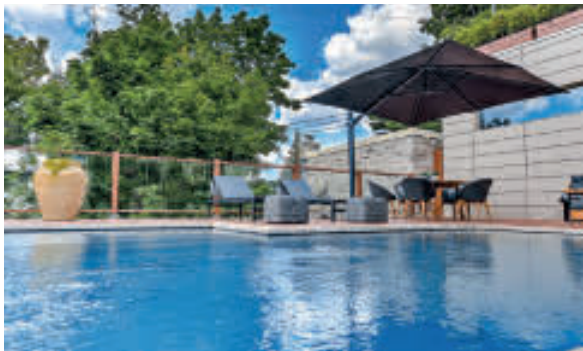
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All-time record sale in Outremont*

69 Springgrove Ave., Outremont

*Source: Centris single-family home in Outremont as of September 13th, 2023



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Westmount



EXCLUSIVE • 6 500 000\$
49 Belvedere Rd., Westmount



65 Rosemount Cres., Westmount
4 500 000\$



54 Summit Circle, Westmount
3 500 000\$



681 Grosvenor Ave., Westmount
2 899 000\$



322 Elm Ave., Westmount
2 598 000\$



EXCLUSIVE • 2 090 000\$
4876 Westmount Ave., Westmount



521 Claremont Ave., Westmount
1 889 000\$



SOLD
285 Clarke Ave. #402, Westmount

Golden Square Mile



3430 Peel St. #15B, Golden Square Mile
1 950 000\$



1 Redpath Row, Golden Square Mile
1 899 000\$ - 7250\$/month



1321 Sherbrooke O. #E50, Golden Square Mile
1 750 000\$



1227 Sherbrooke O. #105, Golden Square Mile
1 299 000\$

Other exceptional locations



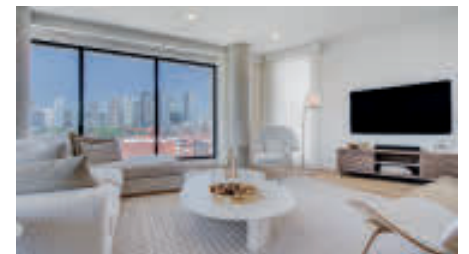
1000 de la Commune E. PH922, Vieux Montréal
5 895 000\$



31 Maplewood Ave., Outremont
3 600 000\$



454 de la Gauchetière O. PH1, Ville Marie
3 000 000\$



1552 des Bassins St. PH800, Griffintown
2 350 000\$

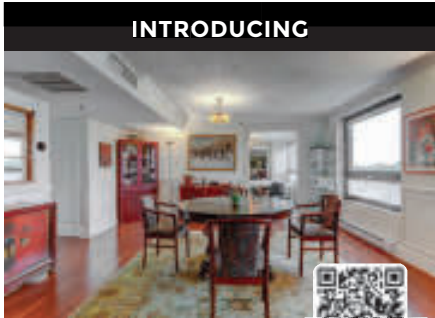
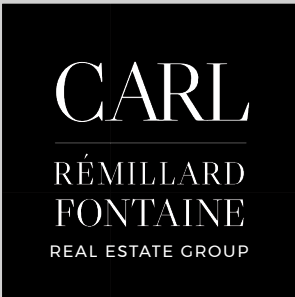
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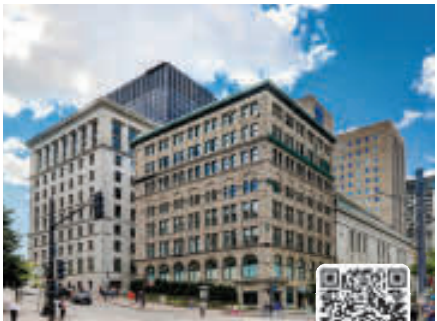


FULLY AND NEWLY RENOVATED

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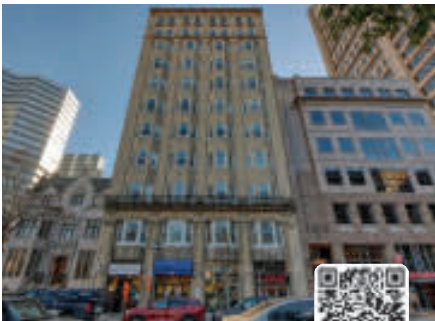
\$1,848,000
SEYMOUR AV | VILLE-MARIE



\$1,498,000
CÔTE DE LA PLACE-D'ARMES
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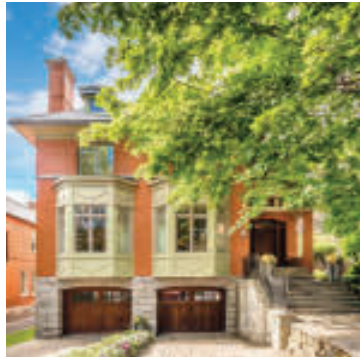
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9 Av. Roxborough | Westmount
7+1 bedrooms | 6+4 bathrooms

Price Upon Request



540 Av. Roslyn | Westmount
\$ 5,595,000



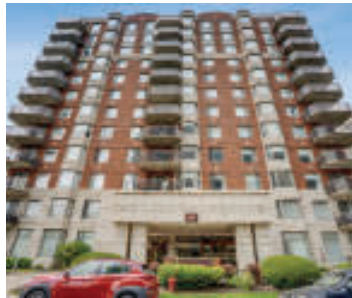
530 Av. Mount-Pleasant
Westmount | **\$ 3,495,000**



627 Av. Murray Hill
Westmount | **\$ 2,695,000**



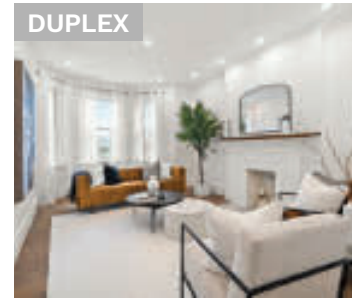
320 Rue Dufferin
Hampstead | **\$ 2,295,000**



6803 Rue Abraham-De Sola,
Côte-Saint-Luc | **\$ 1,795,000**



56 Rue Turgeon
Montréal | **\$ 1,795,000**



4569 Rue Sherbrooke O.
Westmount | **\$ 1,795,000**



4175 Rue Ste-Catherine O.
Westmount | **\$ 1,695,000**



1947 Rue Baile
Ville-Marie | **\$ 1,595,000**



4970 Av. Beaconsfield
NDG | **\$ 1,590,000**



2657 Rue des Outardes
Saint-Laurent | **\$ 1,339,000**



215 Av. Redfern, app. 207
Westmount | **\$ 1,085,000**



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Here's the plank – Where are the pirates?



This apparatus was photographed on the north side of Rosemount Crescent September 11.
PHOTO: INDEPENDENT.

Dodge, cont'd. from SL3

In August, the five prices ranged from \$1,300,000 to \$3,240,000, with one selling for almost 20 percent under the city valuation while another, way out of line with any of the others, brought its vendor 66 percent more than its tax value. The average of the five sales was \$2,282,600, and the average mark-up over valuation was only 5.6 percent, down from 10.4 percent in July, but still the average adjusted value inched up from \$2,744,192 to \$2,746,766.

Condos

The six condominium sales ranged from \$580,000 for a flat in a former triplex on St. Catherine St. to \$2,100,000 for one of three apartments that sold at Château Westmount Square, 4175 St. Catherine. These, added to one condo sale in July and whatever transactions are arranged in September will give us a statistic for the third quarter of 2023; so far the average mark-up is -0.3 percent, thus almost exactly the municipal valuation for condos. There were 17 condo sales in the second quarter of the year, so it looks like the popularity of condominiums is coming back after a fairly poor volume in 2022.

Adjacent-Westmount sales included two more on Roslyn Ave. north of the city limits, bringing the total on that street alone

to eight in 2023, for prices ranging from \$1,150,000 to \$1,900,000 and all but one selling below the 2023 valuation. One other sale on Victoria Ave., two in eastern NDG and two others east of Westmount completed the list.

Three more houses have been added to the rental list for Westmount, which brings the total to 36, compared to 33 for all of last year. Rental rates this year go for \$3,800 to \$15,700, and at press time some 25 houses were still on the market.

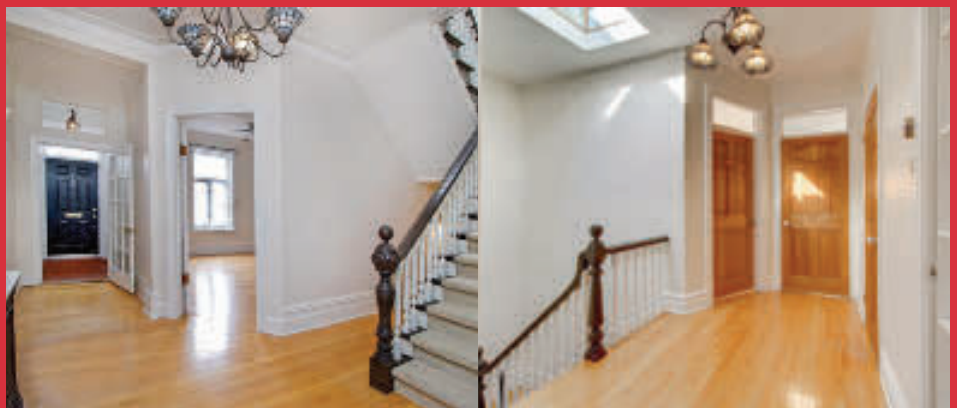
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Discover this classic townhouse nestled in the heart of Central Westmount, where timeless elegance meets modern convenience. This bright gem boasts high ceilings, classic era staircases, and abundant natural light, creating a warm and inviting atmosphere. Prime location, proximity to excellence and quick commute. Your perfect 4 bedrooms, 1 office, 1+1 bathroom classic townhouse. MLS 22734119 \$ 1,194,000



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1 Av. Wood, app. 1902 | Westmount | **\$ 2,675,000**

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TRIPLEX



74-78 Rue Holtham | Hampstead | **\$ 2,795,000**



3470 Rue Redpath, app. 204 | Ville-Marie | **\$ 1,300,000**
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CH. CÔTE ST-ANTOINE, WESTMOUNT

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\$2,150,000

AV. OLD ORCHARD, NDG

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\$1,995,000

AV. WESTMOUNT, WESTMOUNT

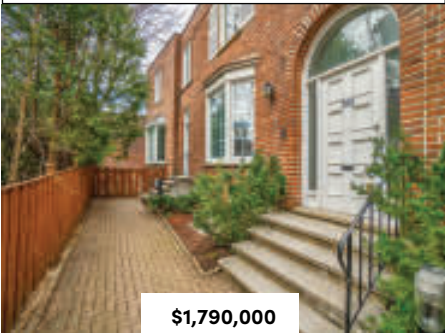
SPACIOUS TOWNHOUSE | DOUBLE GARAGE



\$1,995,000

AV. ARGYLE, WESTMOUNT




RENOVATED TOWNHOUSE | 2-CAR GARAGE



\$1,790,000

AV. LANSDOWNE, WESTMOUNT

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WESTMOUNT HOMES



NEW PRICE

ARCHITECTURAL MARVEL \$3,850,000
4323 Av. Montrose, Westmount
BEDS: 5 | BATHS: 3+1 | PARKING: 2 | MLS 9324835
Saguy Elbaz*



INTRODUCING

BUILD YOUR DREAM TOWNHOME \$2,798,000
364 Av. Olivier, Westmount
BEDS: 5 | BATHS: 4+1 | PARKING: 2 | MLS 25618557
Maxime Lafrenière*



TURN-KEY LARGE SEMI \$2,695,000
669 Av. Grosvenor, Westmount
BEDS: 7 | BATHS: 4+1 | PARKING: 7 | MLS 26999345
Kaufman Group†



INTRODUCING

LUXURY IN WESTMOUNT \$ 1,298,000
285 Av. Clarke, Apt. 101, Westmount
BEDS: 2 | BATHS: 2 | PARKING: 2 | MLS 22267904
Saul Ciecha*

LUXURY HOMES



INTRODUCING

MAGNIFICENT HOME \$3,395,000
127 Rue Northview, Dollard-Des Ormeaux
BEDS: 7 | BATHS: 4+1 | PARKING: 7 | MLS 28224023
Dino Cafaro*



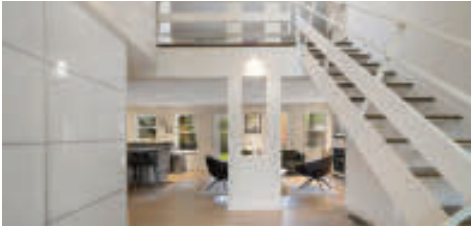
NEW PRICE

HEART OF HAMPSTEAD \$2,985,000
182 Rue Finchley, Hampstead
BEDS: 5 | BATHS: 3+1 | PARKING: 5 | MLS 24912129
Sandy Naami*



NEW PRICE

TIMELESS CORNER STONE TOWNHOUSE \$2,000,000
6 Rue Redpath-Row, Ville-Marie
BEDS: 4 | BATHS: 4+1 | PARKING: 2 | MLS 28340410
Karen Karpman*



A CITY OASIS \$1,888,000*+txs
4849 Av. de l'Hôtel-de-Ville, Le Plateau-Mont-Royal
BEDS: 3 | BATHS: 2 | MLS 10214103
Monica Genest*
Victoria Marinacci*



EXECUTIVE TOWNHOUSE \$1,878,000
3515 Rue Redpath, Ville-Marie
BEDS: 3 | BATHS: 3+1 | PARKING: 1 | MLS 18666370
Géraldine Libraty*



ELEGANT RESIDENCE \$1,785,000
3661 Av. Northcliffe, C.D.N./N.D.G.
BEDS: 5 | BATHS: 2+1 | PARKING: 2 | MLS 12556741
Gabriel Pliva*

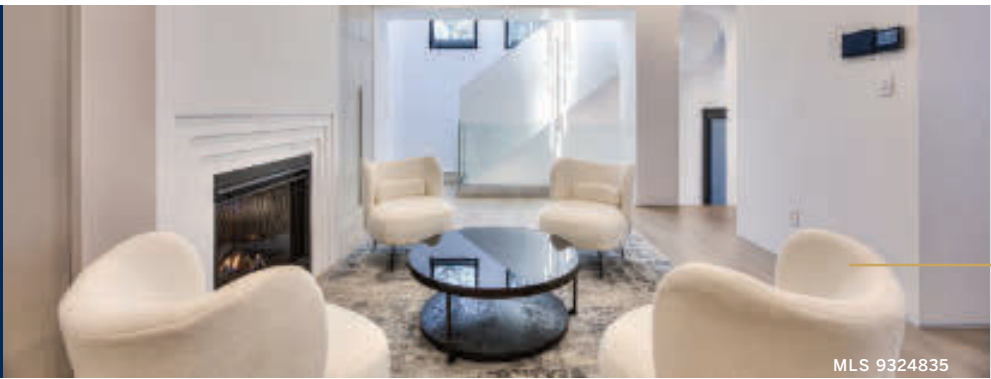


BY CANAL AND MARKET \$1,649,000
169 Rue Bourget, le Sud-Ouest
BEDS: 4 | BATHS: 3 | PARKING: 3 | MLS 22323408
Cassian Bopp*



LUXURY WITH PANORAMIC VIEWS \$1,399,000
6 Ch. des Cactus, Sainte-Anne-des-Lacs
BEDS: 5 | BATHS: 2+1 | PARKING: 7 | MLS 17871804
Chantal Tardif*

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LUXURY HOMES

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EXCEPTIONAL PROPERTY \$5,995,000
921 Ch. Compton, Bromont
BEDS: 5 | BATHS: 4+2 | PARKING: 7 | MLS 27420488
Marie-Josée Rouleau* 514.660.6682



IMPRESSIVE ESTATE \$4,995,000
30 Rue Enright, Bromont
BEDS: 4 | BATHS: 3+1 | PARKING: 13 | MLS 25252031
Marie-Piers Barsalou** 450.577.0272
Johanne Meunier* 514.926.5626



WATERFRONT ESTATE \$3,895,000
8 Av. Sunset, Senneville
BEDS: 3 | BATHS: 2+1 | PARKING: 23 | MLS 16180692
Cassandra Aurora** 514.293.2277

INTRODUCING



50 ACRES PRIVATE ESTATE \$2,500,000
4139 Ch. Lotbinière, Saint-Lazare
BEDS: 5 | BATHS: 5 | PARKING: 30 | MLS 19032407
Bea Jarzynska^ 438.989.8912



INTRODUCING
EXTRAORDINARY VIEW \$2,250,000
12 Ch. du Bel-Horizon, Potton
BEDS: 5 | BATHS: 4+1 | PARKING: 2 | MLS 21048663
Barbara Baudinet** 514.825.9890



NEW PRICE
PRESTIGIOUS HOME \$1,999,999
1605 Rue du Sommet-Trinité, Saint-Bruno-de-Montarville
BEDS: 6 | BATHS: 4+1 | PARKING: 4 | MLS 17690139
Charles Mimeault^ 514.708.3344



INTRODUCING
EXECUTIVE HOME \$1,895,000
308 London Drive, Beaconsfield
BEDS: 5 | BATHS: 5+1 | PARKING: 2 | MLS 11887870
Angela Carciero^ 514.916.7868



LAC-DES-SEIZE-ÎLES \$1,198,000
74 Rue Lapierre, Lac-des-Seize-Îles
BEDS: 2 | BATHS: 1 | MLS 23284879
Melanie Clarke* 450.694.0678



LUXURIOUS AND INTIMATE \$949,000
2500 Rg St-Malo, Trois-Rivières
BEDS: 3 | BATHS: 1+1 | PARKING: 8 | MLS 20718260
Stéphane Cloutier* 819.578.7507



BEAUTIFUL COUNTRY HOUSE \$929,000
1430 Ch. du Lac-St-Louis, Léry
BEDS: 4 | BATHS: 2 | PARKING: 6 | MLS 12412704
Vincent Chaput* 514.264.3555



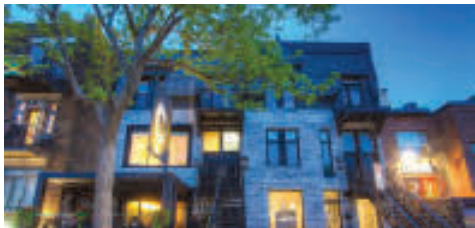
COUNTRY LIVING \$789,000
687 Rg Ste-Thérèse, Saint-Rémi
BEDS: 3 | BATHS: 3 | PARKING: 11 | MLS 14365699
Zoë Vennes** 514.718.8004
Anne Marineau^ 514.231.8698



NEW PRICE
CANADIAN STYLE HOUSE \$750,000
195 Ch. Terzi, Piedmont
BEDS: 4 | BATHS: 4 | PARKING: 8 | MLS 13023893
Jihane Guettar^ 514-250-9988



NEW PRICE
BUILDING MIX ZONAGE \$6,500,000^(+tax)
440 Rue Ste-Hélène, Ville-Marie
SQ. FT. 10,308 | MLS 27187670
Patricia Lallier^ 514.239.1898



REVENUE PROPERTY \$2,800,000
4088-4092 Rue St-Denis, Le Plateau-Mont-Royal
BEDS: 3 | BATHS: 3+1 | PARKING: 0 | MLS 24127728
Brigitte Cohen^ 514.963.5324



BEAUTIFUL DUPLEX IN OUTREMONT \$1,699,000
1-3 Av. de l'Épée, Outremont
BEDS: 3 | BATHS: 1 | MLS 19410530
Éric Forgues* 514.409.5656
Alexandre Gosselin^ 514.941.1088



LAND
WATERFRONT \$2,400,000^{+tax}
Rue des Anémones, Sainte-Dorothée
SQ. FT. 22,495 | MLS 12376786
Lynne Leclair^ 514.570.8998

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UNIQUE PENTHOUSE **\$7,300,000**
1000 Rue de la Commune E., PH 904, Ville-Marie
BEDS: 4 | BATHS: 5+2 | PARKING: 2 | MLS 11493542
Susan Lloyd (Leduc)* **438.882.8088**



GOLDEN SQUARE MILE **\$2,249,000**
1210 Boul. De Maisonneuve O., Apt. 25B, Ville-Marie
BEDS: 3 | BATHS: 2+1 | PARKING: 1 | MLS 15010622
Phyllis A. Tellier^Δ **514.924.4062**



LARGE PENTHOUSE **\$1,999,000**
3647, Av. Jean-Béraud, Apt. 1501, Chomedey
BEDS: 4 | BATHS: 3+1 | PARKING: 4 | MLS 21907280
Julie St-Laurent*
Jean-Marc Vicino **514.813.2163**



NEW YORK STYLED LOFT **\$1,499,000**
125 Rue Elmire, Apt. 410, Le Plateau-Mont-Royal
BEDS: 1 | BATHS: 1 | PARKING: 1 | MLS 26351433
Patrick Vaillant** **514.774.6917**



BACK TO THE CITY! **\$1,250,000**
1100 Rue de la Montagne, Apt. 1804, Ville-Marie
BEDS: 2 | BATHS: 2 | PARKING: 2 | MLS 25745779
Louise Latreille* **514.577.2009**



TROPIQUES NORD **\$895,000**
2500 Av. Pierre-Dupuy, Apt. 804, Cité du Havre
BEDS: 1 | BATHS: 1+1 | PARKING: 1 | MLS 10343785
David Wilkes* **514.947.5152**



BOISÉ NOTRE DAME **\$799,000**
3045 Boul. Notre-Dame, Apt. 1102, Chomeday
BEDS: 3 | BATHS: 2 | PARKING: 1 | MLS 17844297
Rachelle Demers* **514.378.8630**



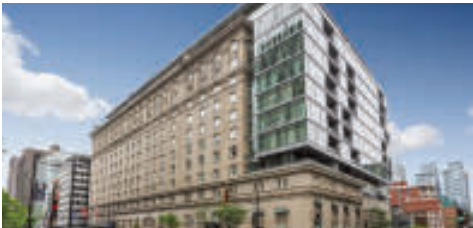
UPSCALE LOCATION **\$750,000**txs**
1509 Rue Sherbrooke O., Apt. 52
BEDS: 1 | BATHS: 1+1 | PARKING: 1 | MLS 16912626
Louise Jackson
Susanne Stelmashuk Chernin
Diane Stelmashuk* **514.708.0275**



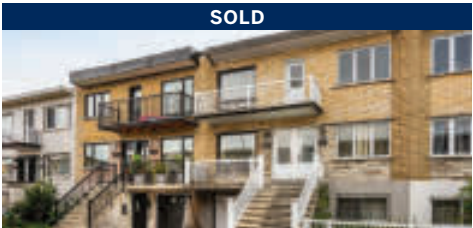
LES VERRIÈRES **\$649,000**
60 Rue Berlioz, PH 02, Verdun / Île-des-Sœurs
BEDS: 2 | BATHS: 2 | PARKING: 2 | MLS 18893606
L'Équipe Savaria^Δ
Christiane Savaria^Δ **514.830.6415**



LOFT FOR SALE **\$515,000**
454 Rue De La Gauchetière O., Apt. 306, Ville-Marie
BEDS: 1 | BATHS: 1 | MLS 10297409
Stefano Bizzotto^Δ **514.962.3539**



THE RITZ-CARLTON **\$14,500/mo**
1280 Rue Sherbrooke O., Apt. 530, Ville-Marie
BEDS: 2 | BATHS: 2+1 | PARKING: 1 | MLS 23752963
Navid Changizi* **514.632.6912**



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7387-7389 9^e Av., Villeray / Saint-Michel / Parc-Extension
BEDS: 3 | BATHS: 2 | PARKING: 2 | MLS 22823622
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RETAIL WATCH

Food-related businesses take a beating

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (March 21, p. SL-30) in bold.

If there was a theme this Retail Watch, it was that food-related stores and venues closed, in Victoria Village especially (Ono Pokii, Café Crème, Fougagerie, Tadhana, Pizzeria 900), but also on Greene (L'Art Glacier, Bacaro). Could this be a belated impact of the pandemic, or some other factor, or just a coincidence? One new restaurant did open: the Hogar Mexican steakhouse on St. Catherine near Greene.

GREENE AVE. AREA

New

SieMatic kitchen, 1327 Greene.

Galerie 203, 1346 Greene, former site of Tony's Shoes.

Hogar Mexican steakhouse, 4124 St. Catherine, former site of Lucille's.

Déca lighting, 4192 St. Catherine, former site of Henrietta Antony.

Closed

L'Art Glacier ice cream, 1308 Greene Ave.

Brave Comix, 4154B St. Catherine.

Bacaro pizzeria, 4259 St. Catherine.

Not in retail use

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.

1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene.

1308 Greene.

1233 Greene, former site of Starbucks.

1201 Greene Ave, former site of Liv.

4024A St. Catherine St. (east of Atwater), former site of Tutti Frutti

4026 St. Catherine St., former site of Morning Glory

4026A St. Catherine St., former site of Tia Maria prêt a porter

4028 St. Catherine St.

4032 St. Catherine St.

4071 St. Catherine St. (rear unit)

4142 St. Catherine St.

4154B St. Catherine St. continued on p. SL-22



The Hogar Mexican steakhouse on St. Catherine near Gladstone on September 15.

PHOTO: INDEPENDENT.

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RETAIL WATCH

4259 St. Catherine St.
One first-floor, two second-floor and eight basement units in Alexis Nihon.
Seven units in Westmount Square.
Greene area vacancies: 16
Estimated* number of storefronts: 96
Estimated* unit vacancy rate: 16.7 percent (March 2023: 17 percent)

VICTORIA VILLAGE

Closed
Ongles Victoria, 342B Victoria.
Café Crème, 357 Victoria.
Pizzeria no. 900's temporary closure earlier this year has become permanent, 364 Victoria.
Tadhana Filipino restaurant, 4 Somerville, former site of Boss Grill and Club du Village.
Refill & Co, 4820 Sherbrooke.
Foumagerie, 4906 Sherbrooke.
Ono Pokii, 4914 Sherbrooke (lower).
Tabprana sports clothing. 4915 Sherbrooke.

Coming
ScotiaBank branch, 4823 Sherbrooke St., former site of Pier 1
Spa Equanimité, 4908 Sherbrooke, former site of Naïf.

New
Laurier York real estate brokerage, 346 Victoria
Nettoyeur Victoria Village, 345 Victoria.
Audio Centre Ouest. 4914 Sherbrooke (upper), former site of Environnement Électronique which moved to 4879 Sherbrooke.

Moved
Environnement Électronique from 4914 Sherbrooke on the south side to 4879 Sherbrooke St. on the north side.



Nettoyeur Victoria Village on September 18.
PHOTO: INDEPENDENT.

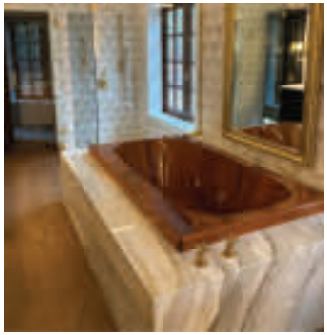
Not in retail use
South side of Sherbrooke
4822 Sherbrooke St., former site of Brooklyn.
4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.
4820 Sherbrooke St.
4906 Sherbrooke St.
4914 Sherbrooke.
4920 Sherbrooke St., former site of La Canadienne's Westmount location.
4 Somerville.
North side of Sherbrooke
4927 Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.
4935 Sherbrooke St., former site of Envers
4945 Sherbrooke St., former site of Faure.
5001 Sherbrooke St., former site of Second Cup
5003 Sherbrooke St., former site of MTL Bagel.
Victoria Ave.
322A Victoria, former site of Astri Prugger design
342A&B Victoria, former site of Petit

Lapin gluten-free bakery and Ongles Victoria.
346 Victoria.
357 Victoria.
364 Victoria.
386 Victoria, former site of Olives en Folie, which moved to Griffintown.

New
Victoria village vacancies: 23
Estimated* number of storefronts: 129
Estimated* unit vacancy rate: 17.8 percent (March 2023: 15 percent)

OTHER

Not in retail use
4431 St. Catherine St., former site of Imagine Realities, which moved to Ville St. Laurent.
4447 St. Catherine St., former site of Ruth Stalker antiques, which moved to Hillside Ave.
*The *Independent* has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required.
The Greene Ave. area totals exclude Westmount Square and Alexis Nihon.





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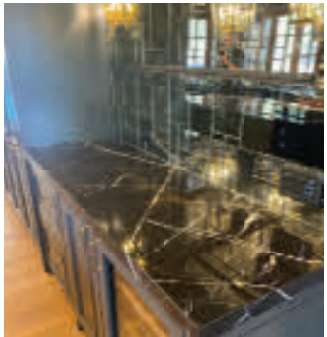
ELEGANT FAMILY HOME IN THE HEART OF WESTMOUNT
Centre hall plan with an abundance of natural sunlight. Spacious rooms; including 4+1 bedrooms and 3+1 bathrooms. Intimate garden and double car garage. Ideally located near all the services of The Victoria Village. An ideal family home. Contact me for your private visit.
475 Ch de la Côte-St-Antoine Westmount
Asking Price:\$2,290,000 Centris # 13858394

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2 3+1 3

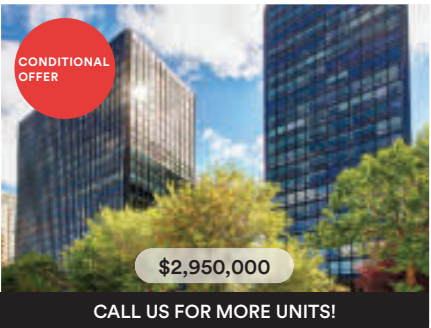


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9 SEVERN AV.

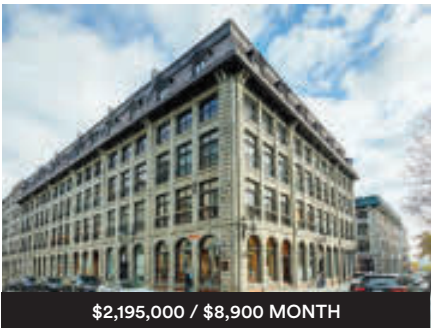
4 3+1 11512 sf.



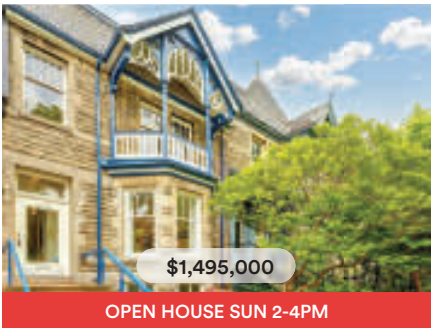
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2 WESTMOUNT-SQUARE, APT. 1403



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