



**NEW SHOPPING CENTRE  
175-255 MONTÉE RYAN  
GATEWAY TO MONT-TREMBLANT**



# OVERVIEW



## DAILY TRAFFIC\*

### Summer

Montée Ryan: 10,300  
Autoroute 117: 17,300

### Winter

Montée Ryan: 8,600  
Autoroute 117: 10,400

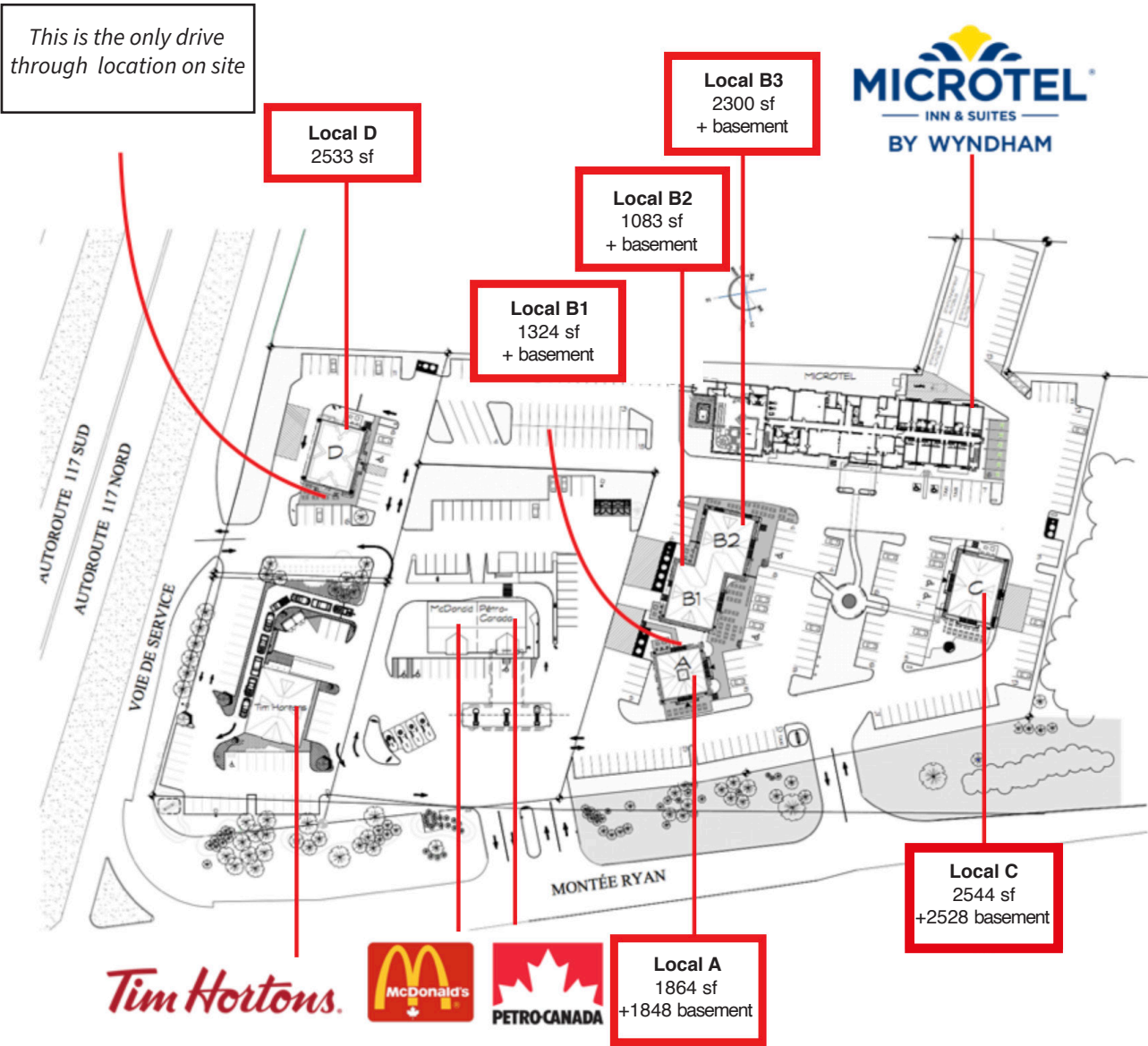
## HIGHLIGHTS

175-255 MONTÉE RYAN GATEWAY TO MONT-TREMBLANT

- Strategic intersection Autoroute 117/Montée Ryan, Mont-Tremblant
- No.1 site for visibility and traffic entering and leaving Mont-Tremblant
- New 100-room Microtel by Wyndham hotel open on site
- Ample on-site parking : 215 stalls
- Traversed by traffic entering the region, emanating from Montreal, Ottawa, USA
- Less than 2 minutes from St-Jovite
- In proximity to 5 PGA-rated golf courses
- In proximity to Lac Tremblant, Lac Mercier and Lac Ouimet
- Traversed by traffic from Mt-Tremblant International Airport
- Free public transit in all of Mont-Tremblant
- Less than 10 minutes from Tremblant Resort
- “Campus Ryan”, a 220+ bed staff housing facility, will be located within 250m walking distance
- The hotel hosts more than 60,000 guests per year.

<https://www.campusryan.com/>

\* Transports Québec - vehicular daily traffic counts (year of calculation 2018)



## FINANCIAL SPECIFICATIONS

Base Rent Ground:	Ask listing brokers
Base Rent Basement:	Ask listing brokers
Additional Rent:	\$7.50/sf
Allowance:	\$20.00/sf
Availability:	Immediately





## Contact

### **Manon Larose\***

Senior Vice President, Retail

+1 438 990 8968

[Manon.Larose@am.jll.com](mailto:Manon.Larose@am.jll.com)

### **Michelle Marcotte-Blart\*\***

Sales Associate, Retail

+1 514 972 6163

[Michelle.Marcotte@am.jll.com](mailto:Michelle.Marcotte@am.jll.com)



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.

\*Chartered real estate broker, DA \*\* Commercial real estate broker.