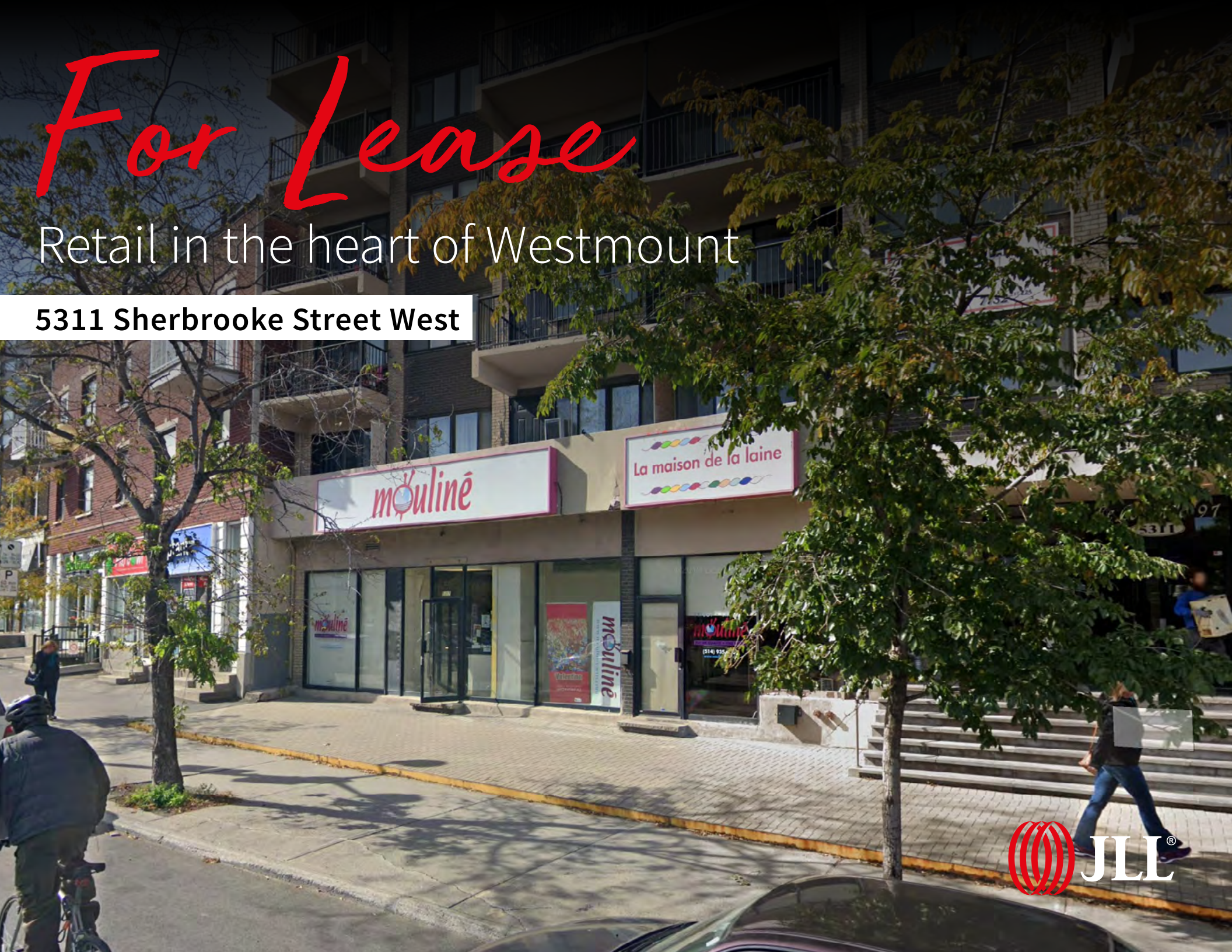


# For Lease

Retail in the heart of Westmount

5311 Sherbrooke Street West









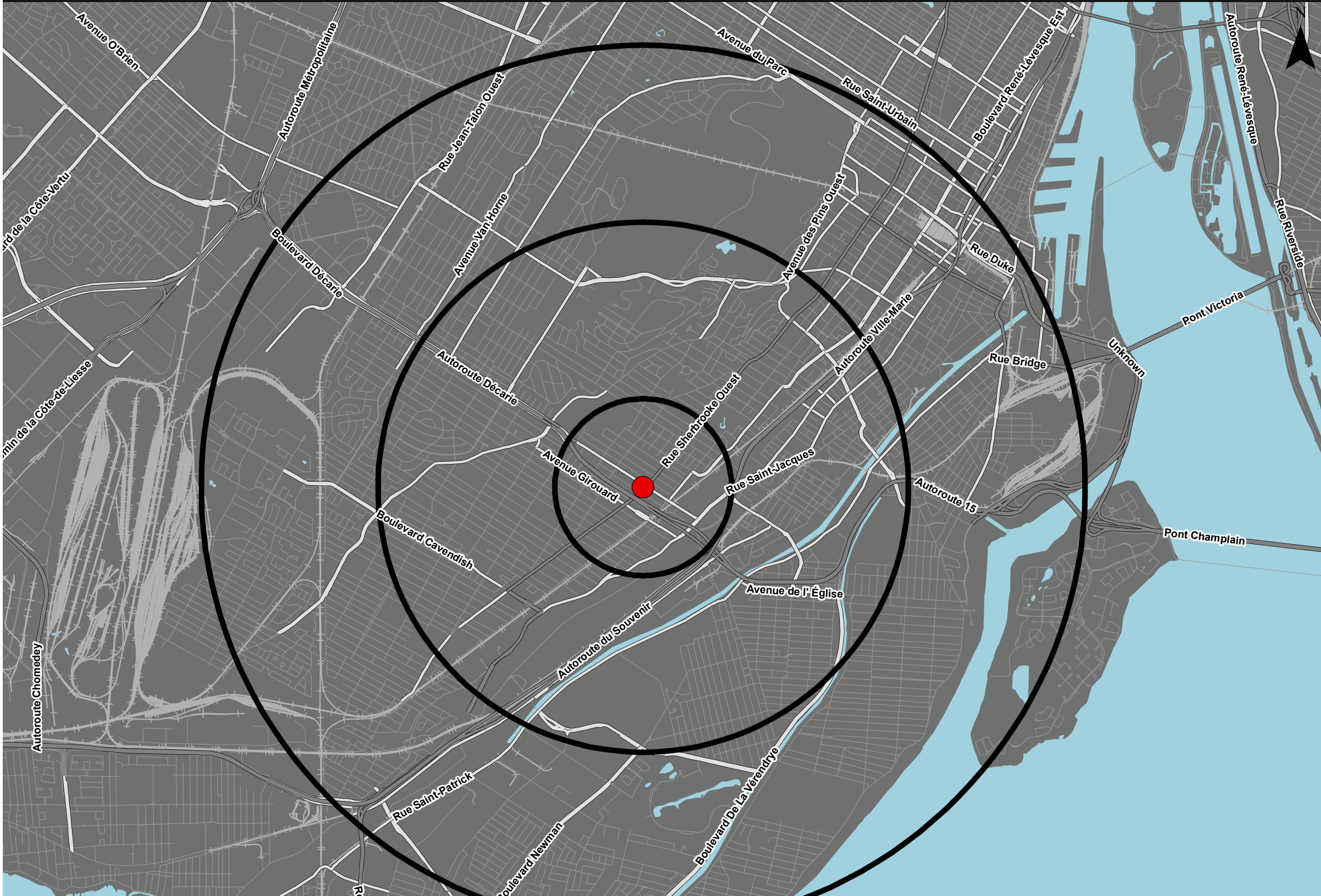
# Overview

Located nearby the new McGill University Health Centre, the property benefits from large fenestration offering abundant light and great storefront visibility along Sherbrooke Street, in the heart of Westmount. Easily accessibly by car and public transportation, the site is located a short walk from the trendy Victoria Village of Westmount, the Vendôme metro and commuter train stations, as well as several medical offices and facilities. This is an ideal location if you want to be at the centre of it all.

# Demographics

	1km	3km	5km
 Population	23,637	198,826	497,189
 Daytime Population	20,688	184,608	696,353
 Avg. Household Income	\$119,619	\$103,209	\$94,835
 Median Age	38	38	37

Source: Statistics Canada, 2020







## Property details

GROUND FLOOR:	2,946 SF
AVAILABLE:	Immediately
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	Contact Listing Agents

## Highlights

- Easily accessible from the main transit highways (Autoroutes 15 and 20, Décarie interchange)
- Proximity to Vendôme and Villa-Maria metro stations
- Ideal for a essential services business: local café, drycleaner, take-out counter
- Perfect for studio, wellness and health establishments



## Area amenities

## NEARBY RETAILERS

- |    |                     |    |                 |    |                  |
|----|---------------------|----|-----------------|----|------------------|
| 1  | Tim Hortons         | 13 | Thai Express    | 25 | WANT Apothecary  |
| 2  | Jean Coutu Pharmacy | 14 | Rejuice!        | 26 | Sarah Pacini     |
| 3  | Mandy's             | 15 | Bureau en Gros  | 27 | Zadig & Voltaire |
| 4  | Pharmaprix          | 16 | Villa Souvlaki  | 28 | Dairy Queen      |
| 5  | Starbucks           | 17 | Giant Montreal  | 29 | Rudsak           |
| 6  | David's Tea         | 18 | Matelas Bonheur | 30 | The Running Room |
| 7  | SAQ                 | 19 | Bureau en Gros  | 31 | Lolë             |
| 8  | Metro               | 20 | A&W             | 32 | Home Depot       |
| 9  | KFC                 | 21 | Sushi Shop      |    |                  |
| 10 | Subway              | 22 | Dormez-Vous     |    |                  |
| 11 | Chalet BBQ          | 23 | McDonalds       |    |                  |
| 12 | Yeh! Frozen yogurts | 24 | L'Occitane      |    |                  |



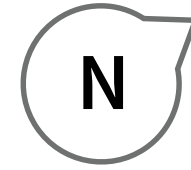
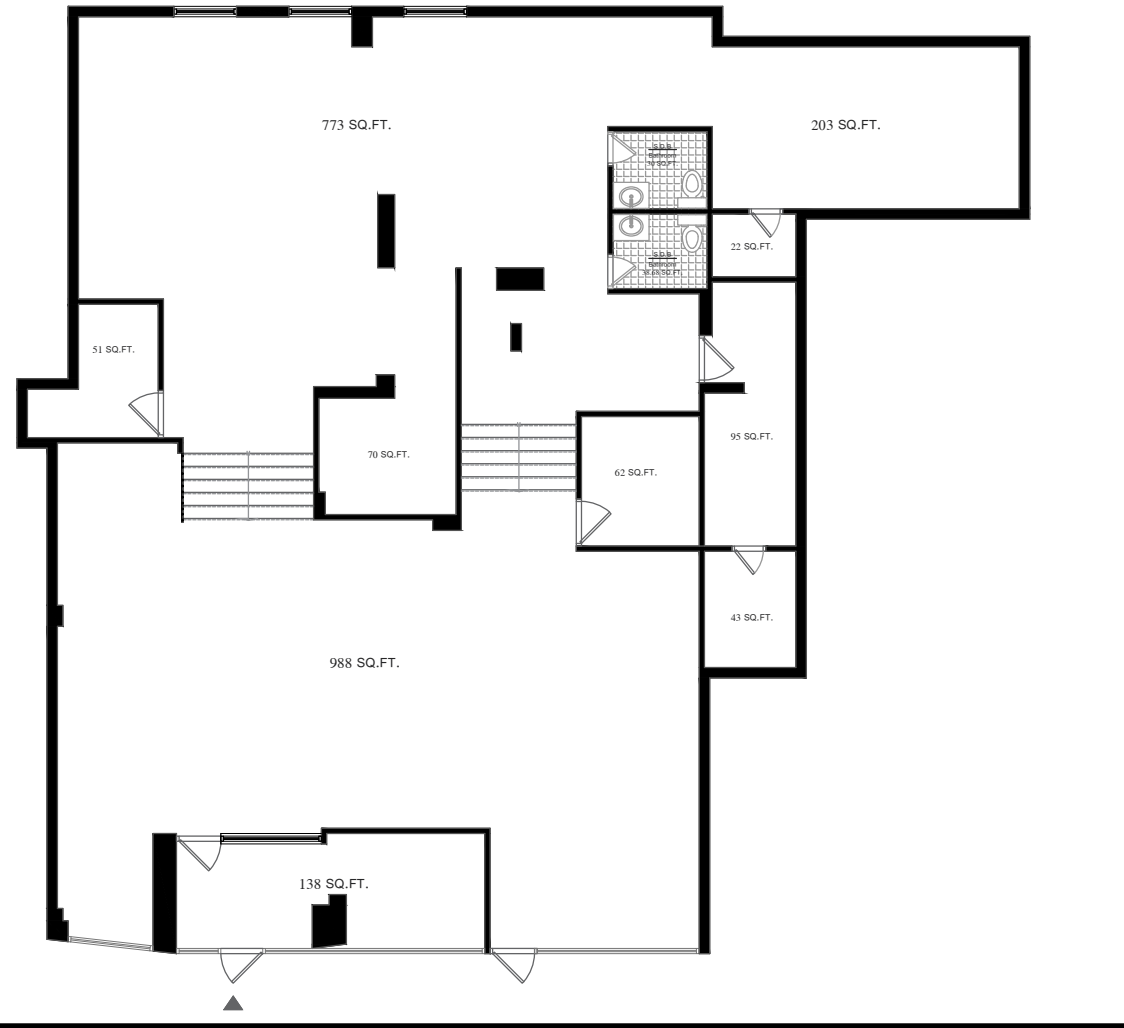
## Vendôme Metro Station





# Floor plan

Ground Floor | 2,946 SF



DECAIRE BLVD

SHERBROOKE STREET

FOR LEASE | 5311 Sherbrooke Street West

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