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**SHOME**

IMMOBILIER  
TRANSFERT D'ARGENT

**FOR LEASE**

Prime Opportunity for Retail

1221 CHARLEVOIX, MONTREAL, QC

# OVERVIEW

Located steps from Charlevoix metro station and surrounded by many retailers, 1221 Charlevoix is in the center of it all. The unit spans 1,400 square feet and includes a mezzanine and a private office. Surrounded by well known retailers such as Spice Bros, 30 Minute Hit and Dollarama. The unit is available immediately.

## PROPERTY DETAIL

 1,400 SF

 Available:  
Immediately

 Net Rent: Contact  
Listing Brokers





 Add. fees:  
\$ 7.20 per sq.ft.

## HIGHLIGHTS

- 2 indoor parking spaces available
- Steps from Charlevoix metro station
- Easily accessible by all modes of transportation
- 10,838 vehicles per day, 1,664 pedestrians per day (Piinpoint, 2020)

## DEMOGRAPHICS

SOURCE: STATISTICS CANADA, 2022

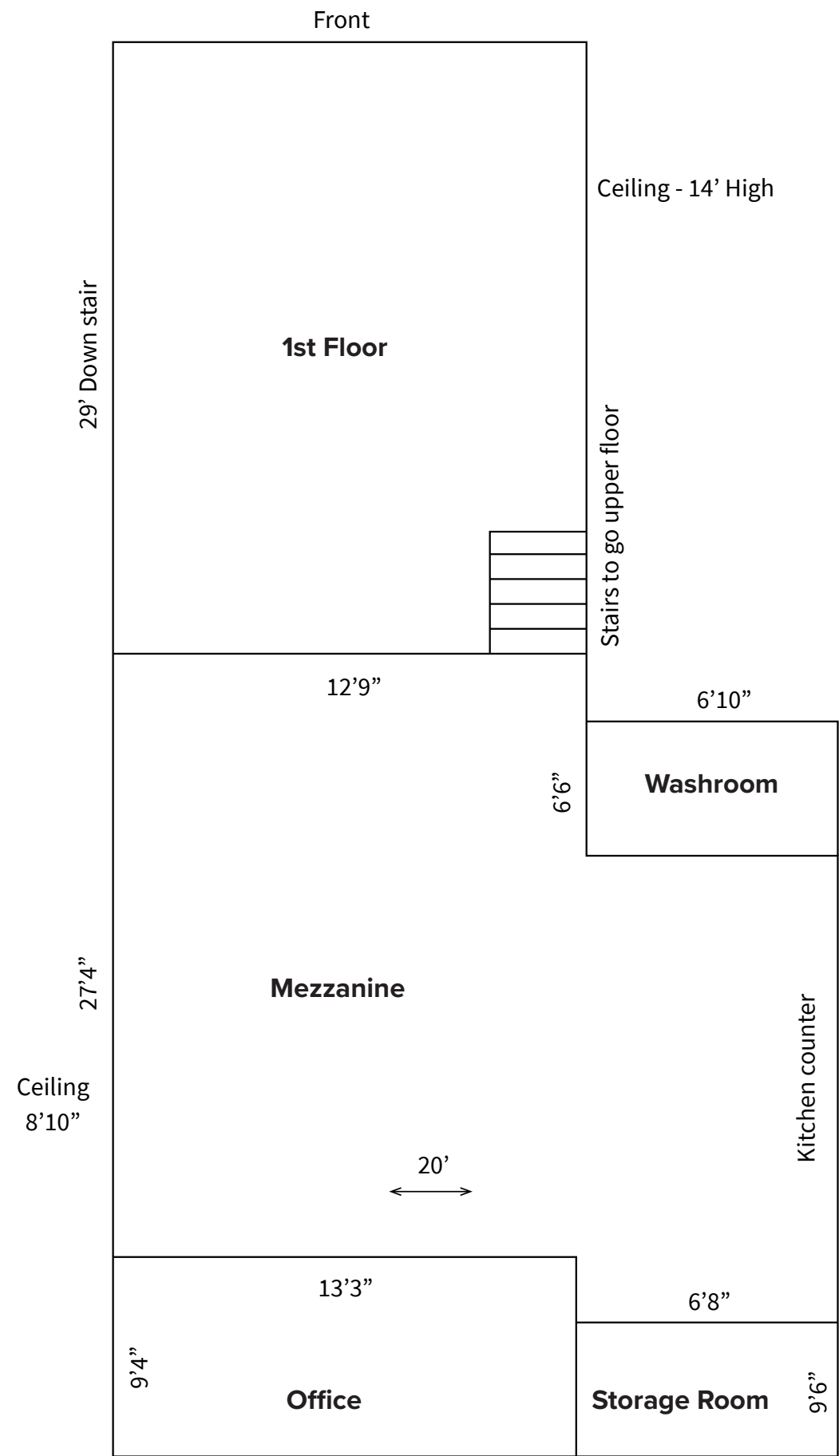
	1km	3km	5km
 <b>Population</b>	26,273	193,275	397,383
 <b>Daytime Population</b>	23,479	430,801	737,513
 <b>Growth Rate (2020-2025)</b>	11%	15%	11%
 <b>Avg. Household Income</b>	\$85,097	\$102,244	\$101,169

# PHOTOS

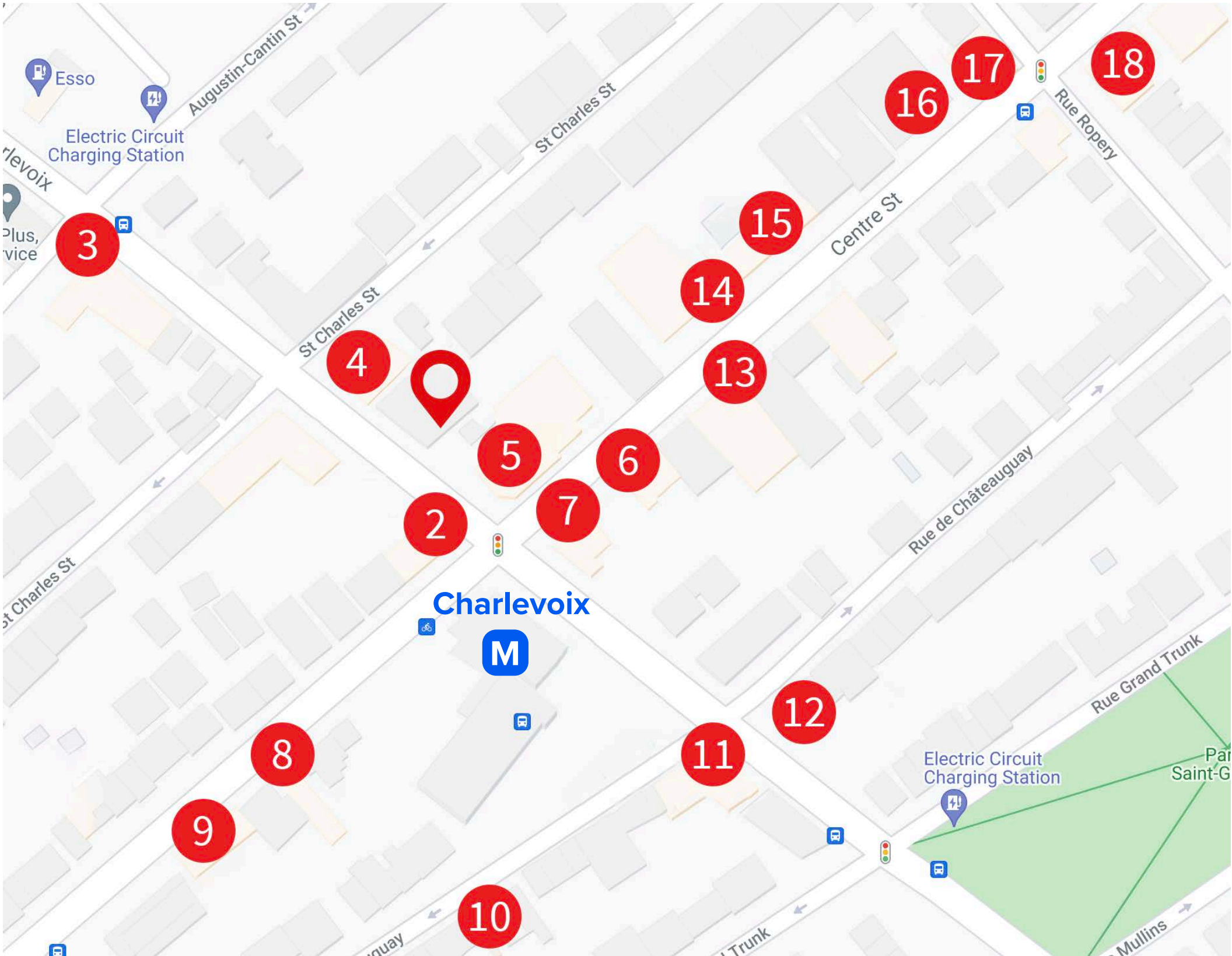




# FLOOR PLAN



# NEARBY RETAILERS



- 1221 Rue Charlevoix
- Sep Lai
- The Flag Shop / The Flag Shop Montreal
- Cantine Burgz
- Pizza Charlevoix
- Spicebros
- 30 Minute Hit
- 1 Dollar Depanneur
- Opulence Lifestyle Adviser
- [chefcanada.ca](http://chefcanada.ca)
- Point De Couture TLH
- Electros Jalox
- Meubles Bazar Grand Berger
- Dollarama
- Clarke Café
- Florence Cafe
- Lecavalier Petrone
- Brunet pharmacie affiliée
- Metro Charlevoix

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## CONTACT

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