



Retail

For Lease

Downtown retail Opportunity

1241

MCGILL COLLEGE AVENUE
Montreal, QC



Overview

Located at the corner of streets McGill College and Cathcart in one of Montreal's most desirable area, 1241 McGill College offers an opportunity for a high-exposure retail location. The retail space features ample frontage and visibility. The property is located in one of the best shopping nodes in Montreal, home to major national retailers including Monza, Les 3 Brasseurs, Google, Kielh's and Estée Lauder. Sainte-Catherine street, neighboring McGill College Ave, is the main commercial street in Montreal, serving as the location for many of the main flagship stores in the city. It is also subject to a massive revitalization project with the goal of making it more pedestrian and modern including amenities such as free Wifi, street furniture, bigger sidewalks, trees every meter for added greenery. The project started in 2018 and should be done by 2028 and will increase foot traffic by the property.



Property details

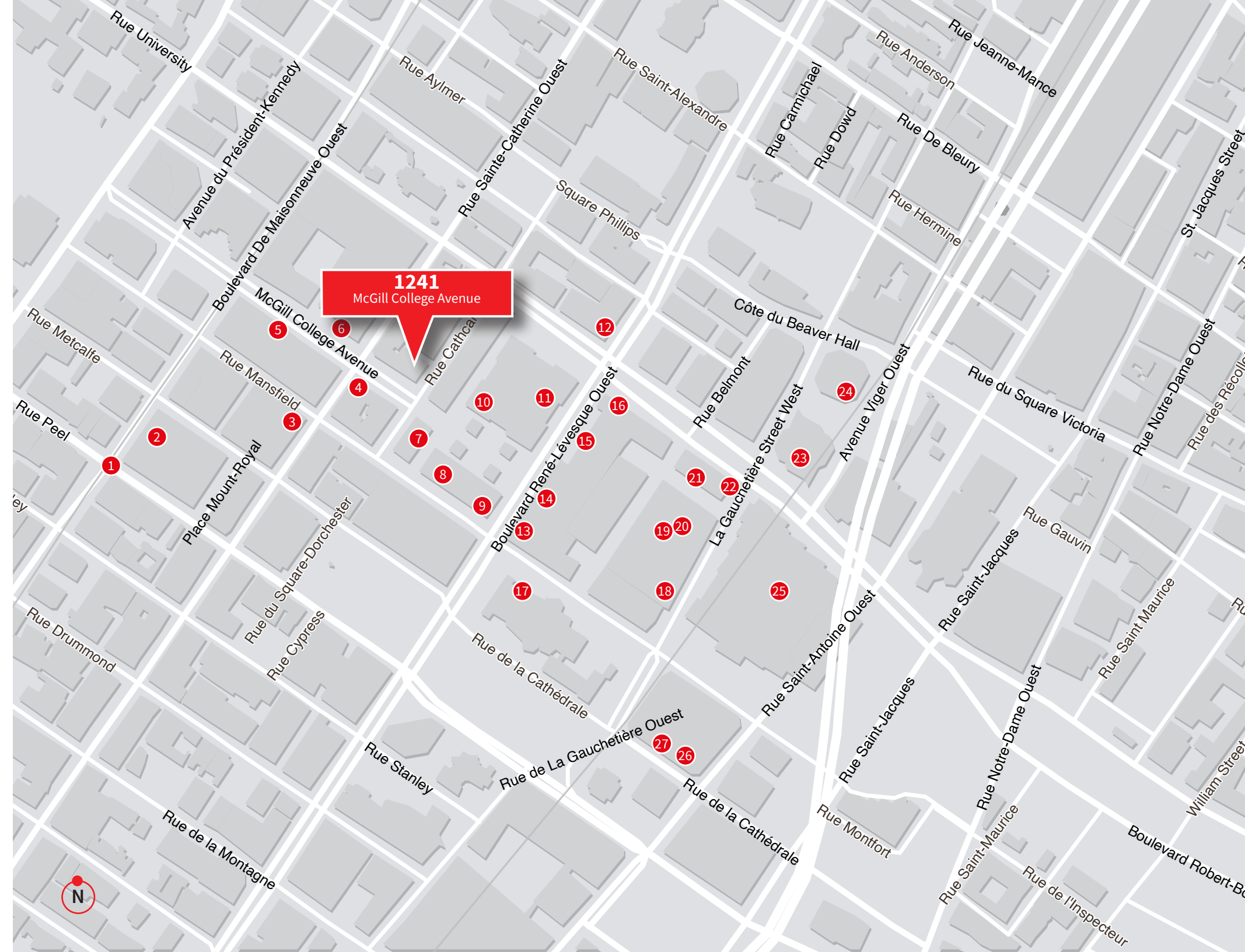
GROUND FLOOR:	1,595 SF
AVAILABLE:	Immediately
NET RENT:	Contact Listing Brokers
ADDITIONAL RENT:	\$55.07 (est. 2022)

Highlights

- Located at the corner of McGill College Ave. and Cathcart
- Sainte-Catherine street at 2 minutes' walk from the property
- In front of Place Ville-Marie
- Revitalization project of Ste-Catherine Street
- Easily Accessible through public Transportation
- Besides Montreal's underground retail network
- Benefits from a beautiful facade on one of Montreal's most highly trafficked urban arterials, providing premium brand exposure and signage opportunities

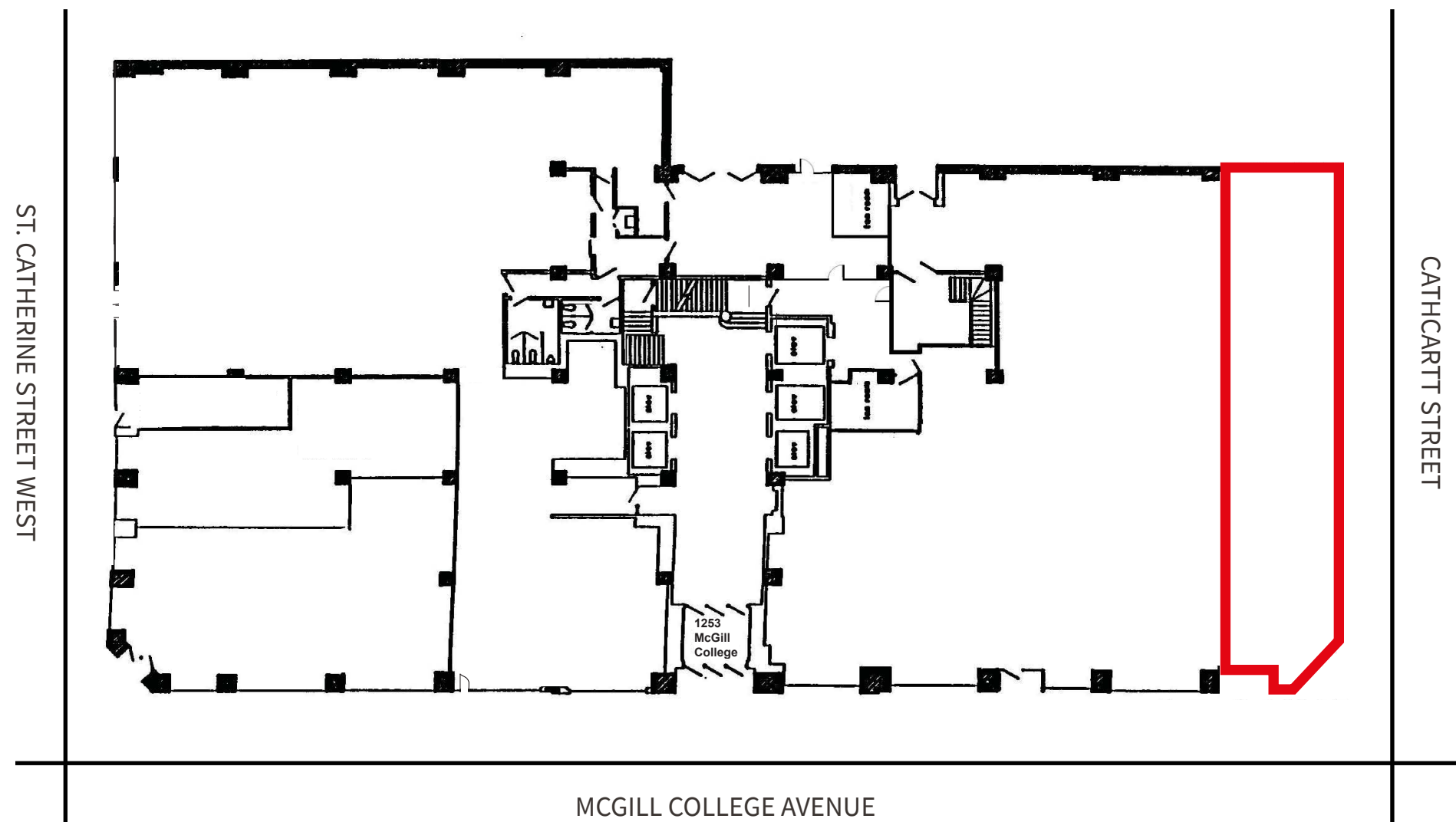


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|----|--------------------------------|----|---------------------------------|----|----------------------|
| 1 | Station Peel | 12 | Banque Scotia | 23 | Éconofitness |
| 2 | Les Cours Mont Royal | 13 | Fairmont Le Reine Elizabeth | 24 | Square Victoria-OACI |
| 3 | La Maison Simons | 14 | Postes Canada | 25 | Place Bonaventure |
| 4 | Sports Experts | 15 | Tourisme Montréal | 26 | Fleuriste Botanica |
| 5 | Place Montréal Trust | 16 | TD Canada Trust | 27 | Bonaventure |
| 6 | Le Centre Eaton de Montreal | 17 | Cathédrale Marie-Reine-du-Monde | | |
| 7 | Observatoire Place Ville Marie | 18 | Banque Nationale | | |
| 8 | McDonald's | 19 | Gare Centrale | | |
| 9 | RBC | 20 | Tim Hortons | | |
| 10 | Place Ville Marie | 21 | Starbucks | | |
| 11 | Les Enfants Terribles | 22 | Starbucks | | |



Floor plan

GROUND FLOOR



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Manon Larose*

Senior Vice President
+1 438 990 8968
Manon.Larose@jll.com

Michelle Marcotte-Blart**

Sales Associate, Retail
+1 514 972 6163
Michelle.Marcotte@jll.com



POLARIS IMMOBILIER

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