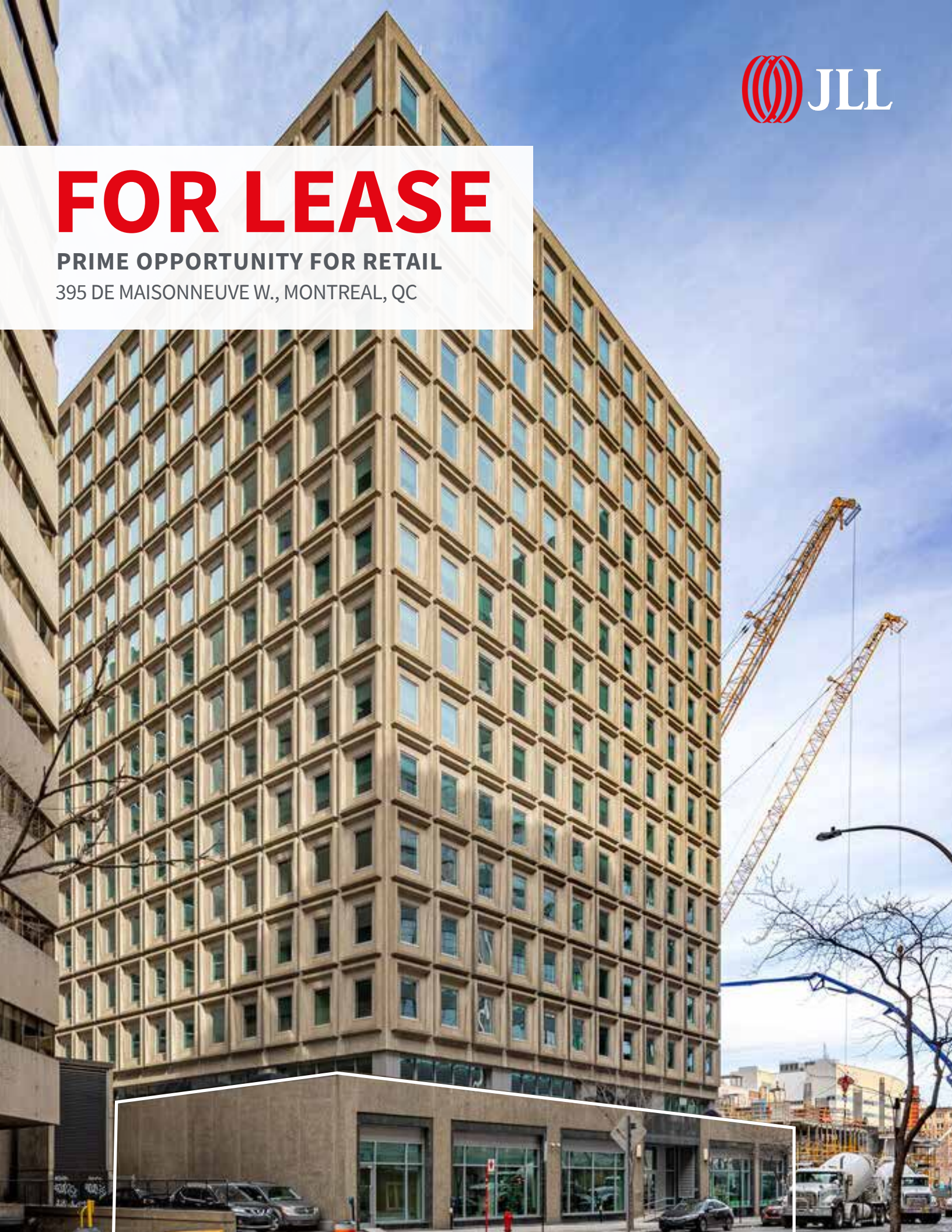




FOR LEASE

PRIME OPPORTUNITY FOR RETAIL




395 DE MAISONNEUVE W., MONTREAL, QC



OVERVIEW

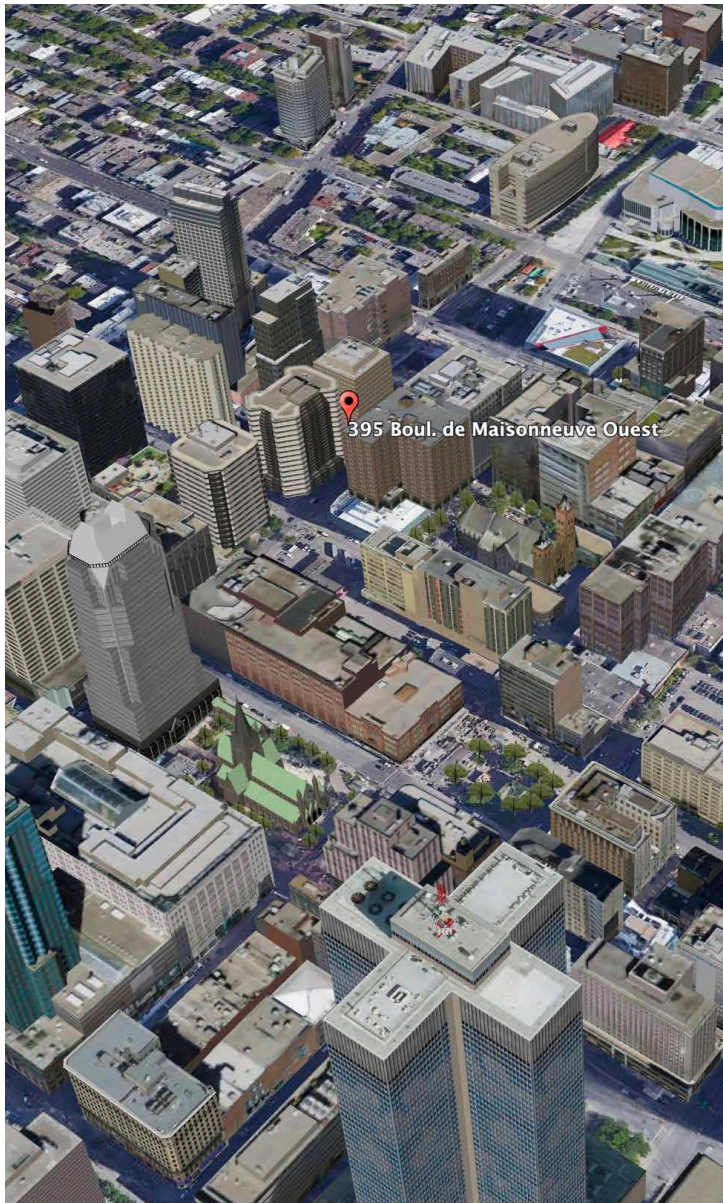
Located in the heart of downtown Montreal, at the base of an office building. 395 de Maisonneuve W. is surrounded by many well-known retailers, shopping centres, hotels and steps from McGill University, UQAM and other schools. Available immediately, this unit offers a kitchen as well as other equipment making this the perfect space for a restaurant requiring no ventilation.

PROPERTY DETAILS

-  Ground floor: **1,950 SF**
-  Available: **Immediately**
-  Gross Rent: **Please contact Listing Brokers**







HIGHLIGHTS

- Easily accessible by public transportation
- Surrounded by well-known retailers, shopping centres, hotels and schools
- **Offering equipment** including tables, banquets, fridge, freezer, etc.
- **13,645** vehicles per day
8,068 pedestrians per day
(Piinpoint, 2020)

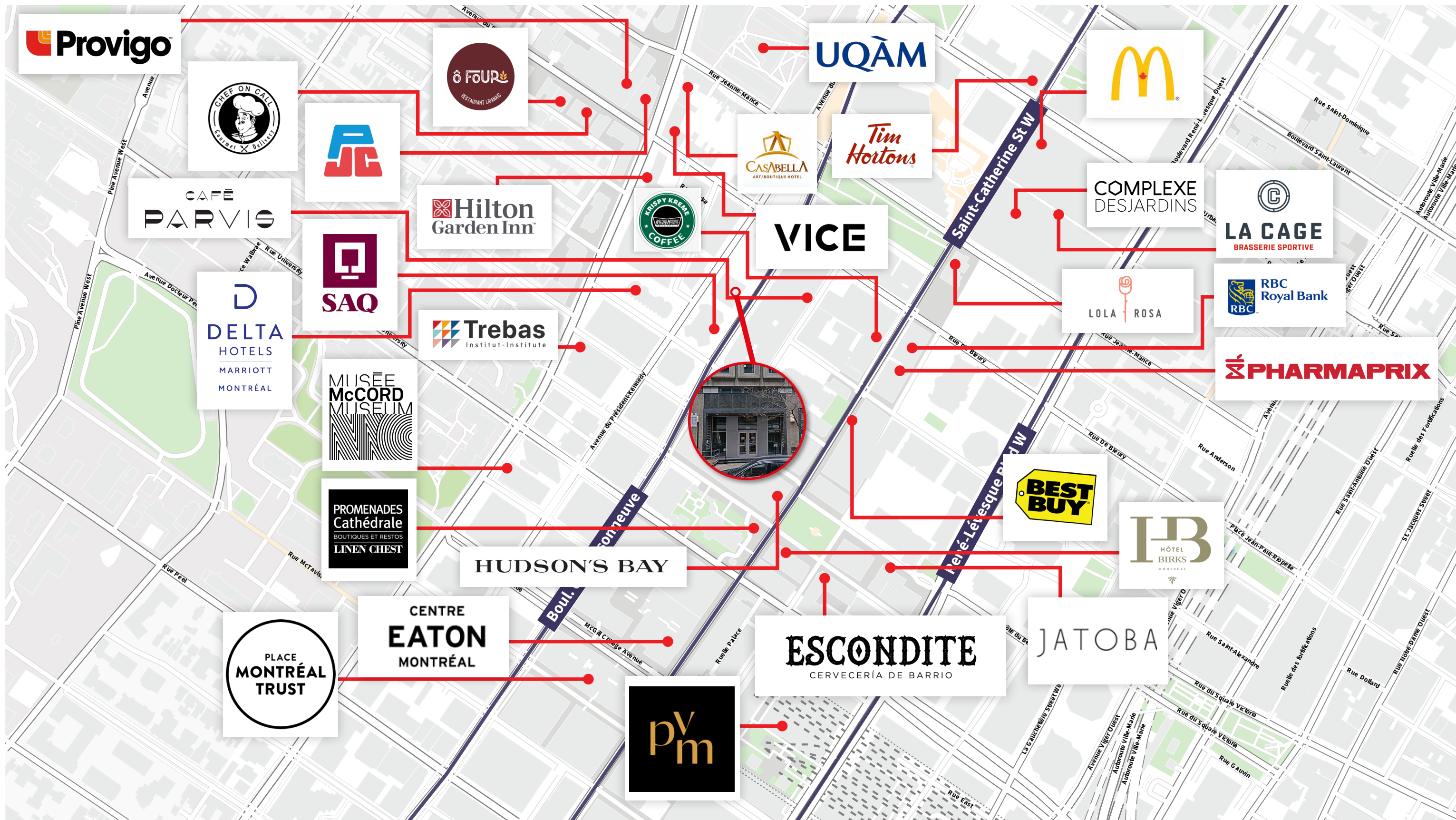


AREA DEMOGRAPHICS

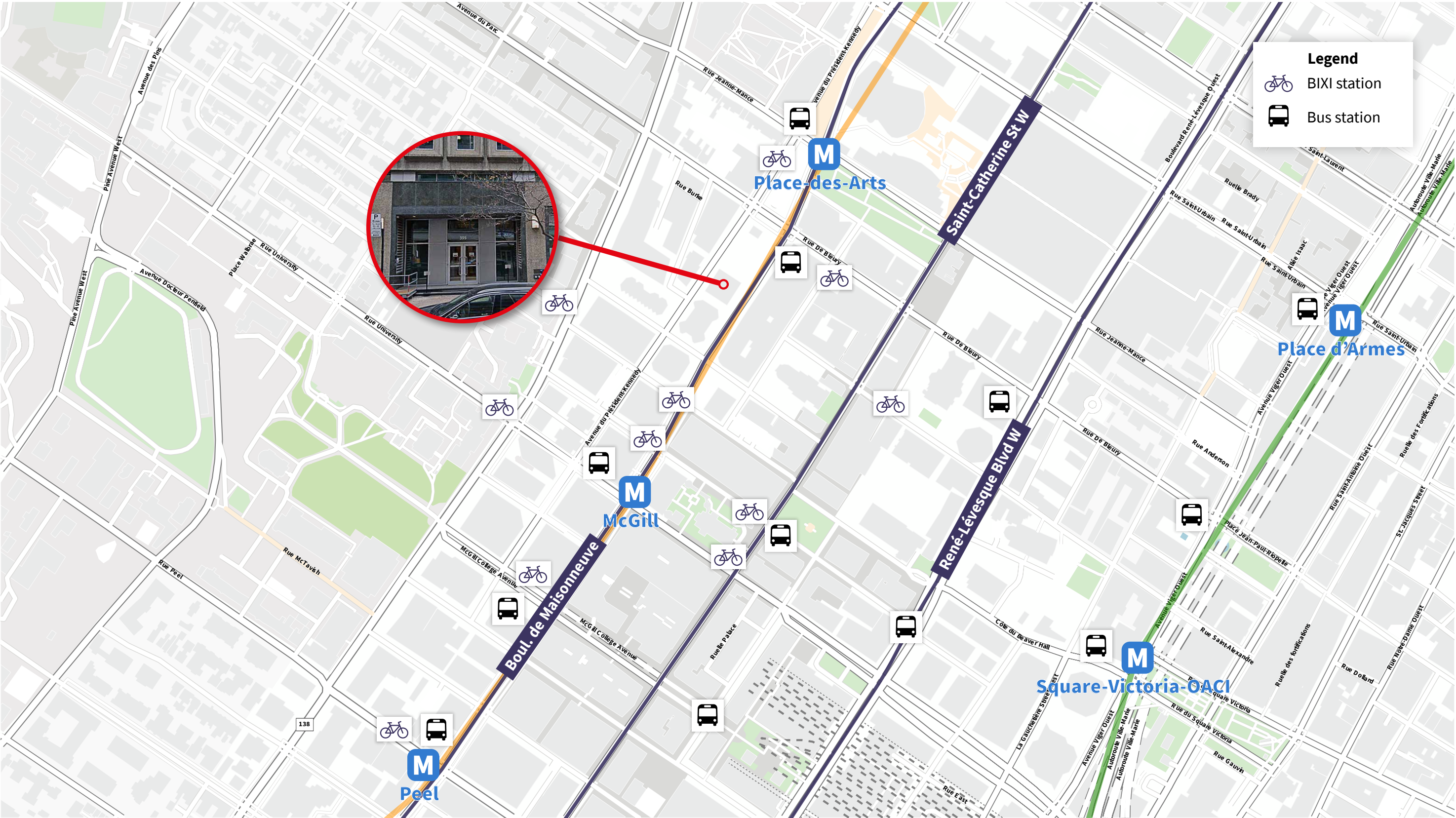
Source: Statistics Canada, 2021

	1KM	3KM	5KM
 Total Population	31,364	213,208	526,107
 Daytime Population	184,067	512,080	823,010
 Median Age	32.8	34.9	35.8
 Total Households	18,648	116,816	270,851
 Average HH Income	\$76,125	\$101,455	\$100,015
 Total Expenditure (Per Household)	\$70,563	\$92,347	\$89,187

NEARBY RETAILERS



NEARBY TRANSPORTATION





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