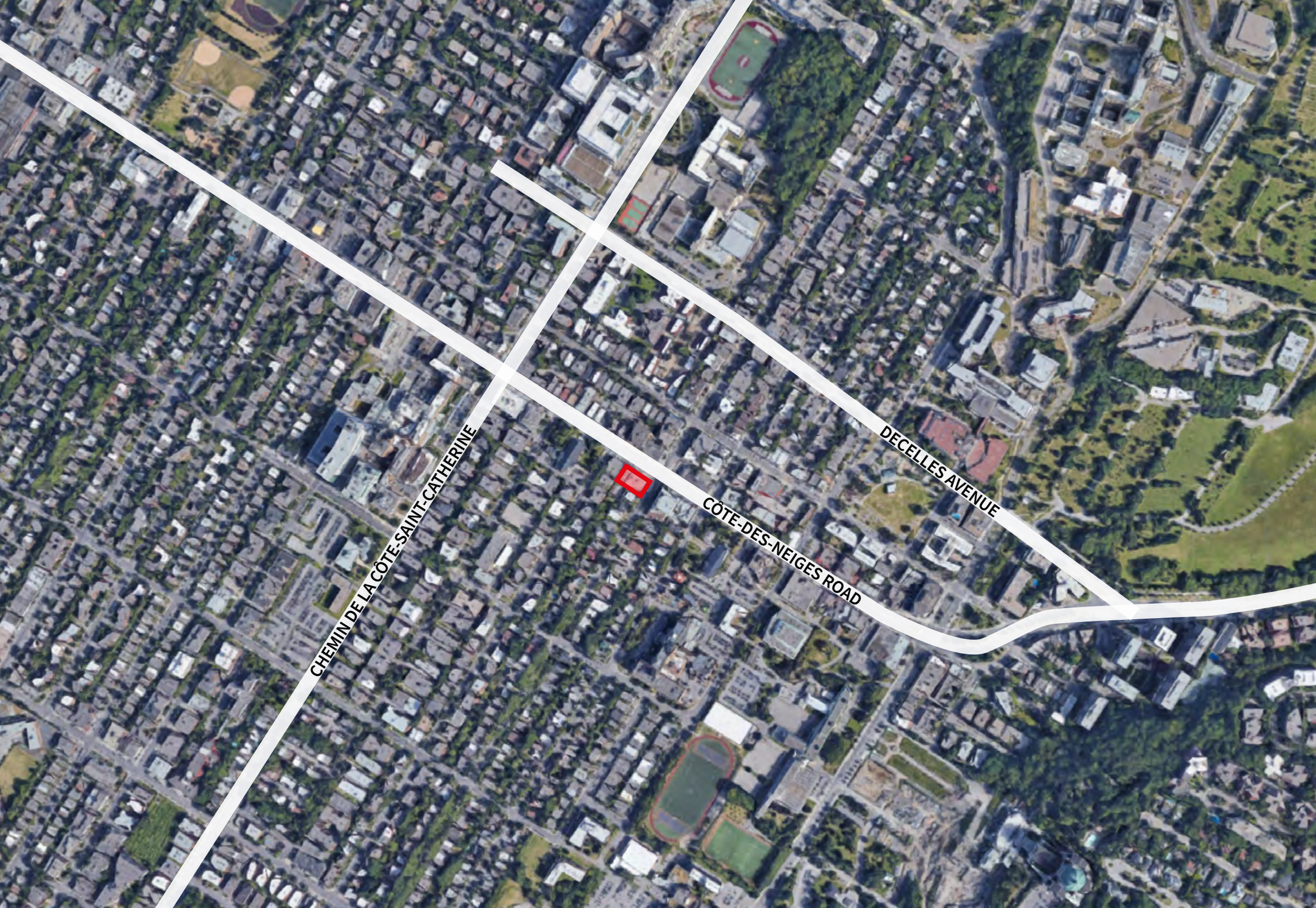


The background of the advertisement is a photograph of a modern, two-story commercial building at dusk. The building has large glass windows and a brick facade. Signs for "Jean Coutu" and "PHARMACIE" are visible. A street sign above the entrance reads "Côte des Neiges" and "Avenue 22". A person is walking on the sidewalk, and a bicycle is parked near a trash can. A large, white, brush-stroke-like graphic on the left side of the image contains the text "Retail For Lease".

Retail

For Lease

5510-5520 CHEMIN DE LA CÔTE-DES-NEIGES
Montreal, QC



Overview

Côte-des-Neiges is one of the oldest streets in Montreal, in the heart of a sociological district of the city. It is located north of the Côte-des-Neiges-Notre-Dame-de-Grâce borough. It is housed in the center of the island of Montreal on the western slope of Mount Royal and is crossed in its center by Chemin de la Côte-des-Neiges.

5520 Côte-des-Neiges Road is a unique retail opportunity in Montreal. Located near the University of Montreal (including campuses HEC and Polytechnique) and St. Mary's Hospital, this plaza is surrounded by residential neighborhoods in one of the highest traffic areas of Montreal. This site is anchored by Jean Coutu and offers both street level and 2nd story office space opportunities.

Project Overview

- Professionally managed retail/medical space
- Easily accessible through public transportation
- Front signage with high visibility on Côte-des-Neiges Road
- Excellent amount of pedestrian traffic
- Occupants include an orthodontist, dentist, doctor and pharmacy
- Located steps from St-Mary's hospital, the University of Montréal and Côte des- Neiges Metro Station

Property details

GROUND FLOOR | 2,174 SF





SECOND FLOOR | 300 SF + 1,345 SF

AVAILABILITY | Immediately

NET RENT | Contact Listing Agents

ADDITIONAL RENT | \$13.41 PSF (Est. 2021)

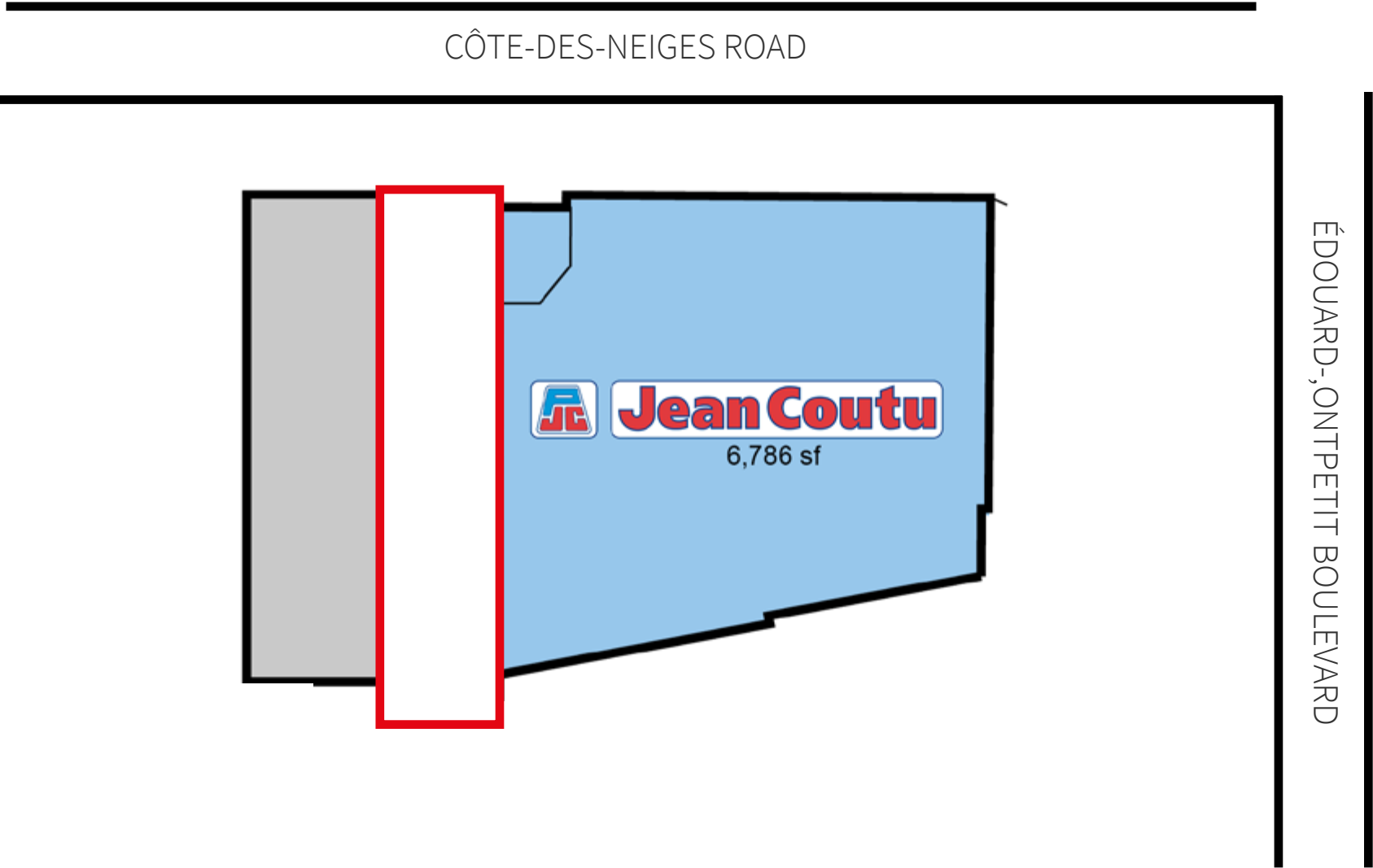
Demographics

	1km	3km	5km
 Population	34,276	187,400	557,032
 Daytime Population	39,948	206,689	792,448
 Avg. Household Income	\$57,975	\$134,123	\$95,213
 Median Age	34.1	37.9	36.6

Source: Statistics Canada, 2020

Floor plan

GROUND FLOOR | 2,174SF

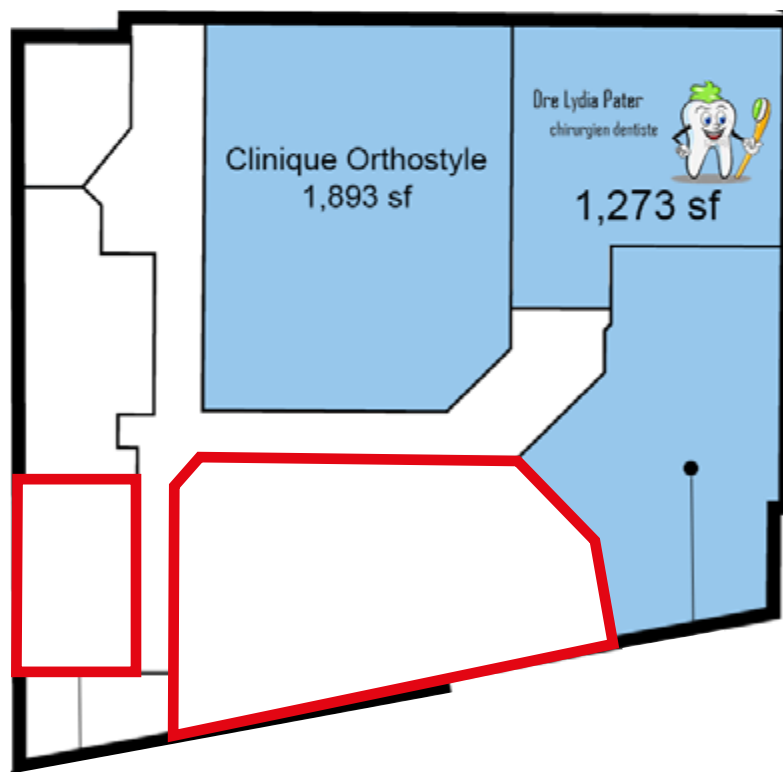


Floor plan

SECOND FLOOR | 300 SF + 1,345 SF



CÔTE-DES-NEIGES ROAD



ÉDOUARD-MONTPETIT BOULEVARD

FOR LEASE | 5510-5520 CHEMIN DE LA CÔTE-DES-NEIGES

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