



Retail

For Lease

Prime retail in the Mile End
and Outremont area

5687A

PARK AVENUE
Montreal, QC





Overview

Crossing the city of Montreal from north to south, Parc is one of the busiest commercial streets in Montreal.

The building is located at the crossroads of the very affluent Outremont neighbourhood and cultural and artistic Mile-End district. The site is located close to the Ubisoft head office and other video game developers and software designers and next to the well renowned Rialto theatre. Nearby retailers include Montreal's emblematic St-Viateur bagel, Jean Coutu, Dollorama, Canada Post, Lululemon, YMCA, Estiatorio Milos and many other neighborhood stores.



Property Details






GROUND FLOOR:	1,100 SF
AVAILABLE:	Immediately
NET RENT:	Contact Listing Brokers
ADDITIONAL RENT:	\$7.10 PSF (2020)

Highlights

- Beautiful signage opportunity on Avenue du Parc
- In a largely populated and wealthy district
- Large windows and beautiful façade
- Little terrace possible in front
- Close to well-known banners and busy retail and residential streets Bernard, Laurier and St-Viateur
- Very high daily traffic



Demographics

	1 KM	3 KM	5 KM
 Population	35,170	269,141	687,484
 Daytime Population	48,428	259,924	1,049,353
 Avg. Household Income	\$105,384	\$87,586	\$89,297
 Avg Household Spending	\$98,878	\$80,888	\$83,232
 Median Age	33.3	35.2	36.2

Source: Statistics Canada, 2020

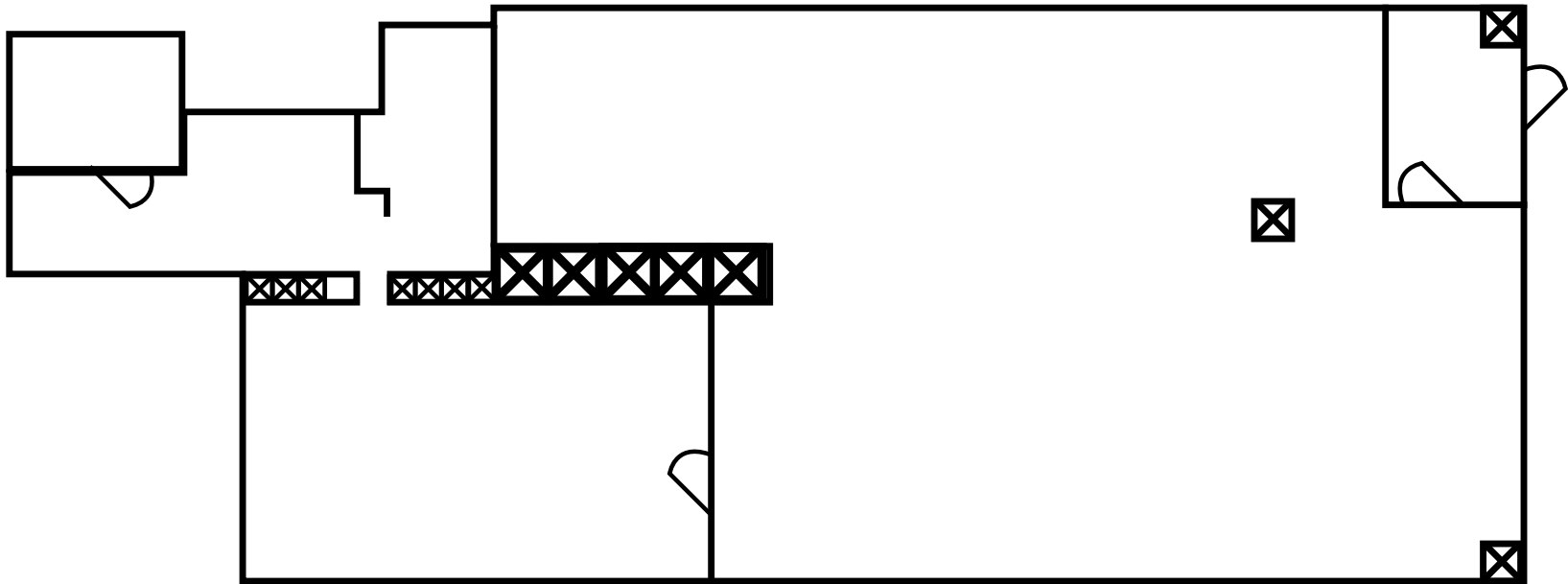
Nearby Retailers

- 1 Le Bilboquet Montréal
 - 2 École Primaire Lajoie
 - 3 Paul-Gérin-Lajoie-d’Outremont
 - 4 Temple Baptist Church
 - 5 Chaton Santé Clinique Vétérinaire Pour Chats
 - 6 Église du Plateau Mont-Royal
 - 7 Supermarché PA Du Parc
 - 8 Starbucks
 - 9 Les YMCA du Québec
 - 10 St-Viateur Bagel
- 11 Lululemon
 - 12 Dollarama
 - 13 Canada Post
 - 14 PJC Jean Coutu
 - 15 Home Hardware Quincaillerie Parc & Bernard
 - 16 Théâtre Rialto
 - 17 L’Gros Luxe Mile End



Floor Plan

GROUND FLOOR | 1,100 SF



PARK AVENUE

FOR LEASE | 5687A PARK AVENUE

Jesse Provost**
Sales Associate, Retail
+1 514.347.4433
Jesse.Provost@am.jll.com



© 2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.
**Commercial Real Estate Broker