

3455

SAINT LAURENT

2 440 PI. CA DISPONIBLE | 2,440 SQ. FT. AVAILABLE

Opportunité commerciale de premier ordre à sous-louer sur le boulevard Saint-Laurent
Prime retail opportunity for sublease on Saint-Laurent Boulevard





3455 SAINT LAURENT

Faits saillants

- Espace de vente au détail magnifiquement rénové, lumineux et aéré avec beaucoup de rangement
- Le site bénéficie d'une excellente visibilité, d'une façade proéminente et d'une circulation piétonne et automobile intense
- Situé au coin du boul. St-Laurent. et de la rue Sherbrooke, à quelques pas de nombreux restaurants, cafés, hôtels et transports en commun

Highlights

- Beautifully renovated, bright and airy retail space with ample storage
- The site benefits from tremendous visibility, prominent frontage and heavy pedestrian and vehicular traffic
- Situated on the corner of St-Laurent Blvd and Sherbrooke Street, steps away from numerous restaurants, cafes, hotels, and public transportation



25 pieds d'exposition sur la rue
25 feet of street front exposure

CVC et chauffage centralisé
HVAC and central heating

Centrales d'alarme
Central Alarm System

Détails | Details

Espace disponible | Available area

2,440 pi. ca. | sq. ft.

Taux de location net | Gross rental rate

30,00 \$ / pi. ca. | sq. ft.

Taxes et frais d'opération | Taxes and Operating expenses

Inclus/Included

Électricité | Electricity

Inclus/Included

Disponibilité | Lease Expiry

30 septembre 2029 | September 30th 2029

Availability | Availability

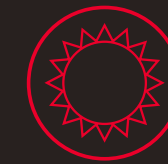
1er septembre 2023 | September 1st 2023

DÉMOGRAPHIES DEMOGRAPHICS



POPULATION

228,483



POPULATION DE JOUR DAYTIME POPULATION

686,623



ÂGE MOYEN | MEDIAN AGE

35.4



NOMBRE TOTAL DE MÉNAGES TOTAL HOUSEHOLDS

128,064



WALK SCORE

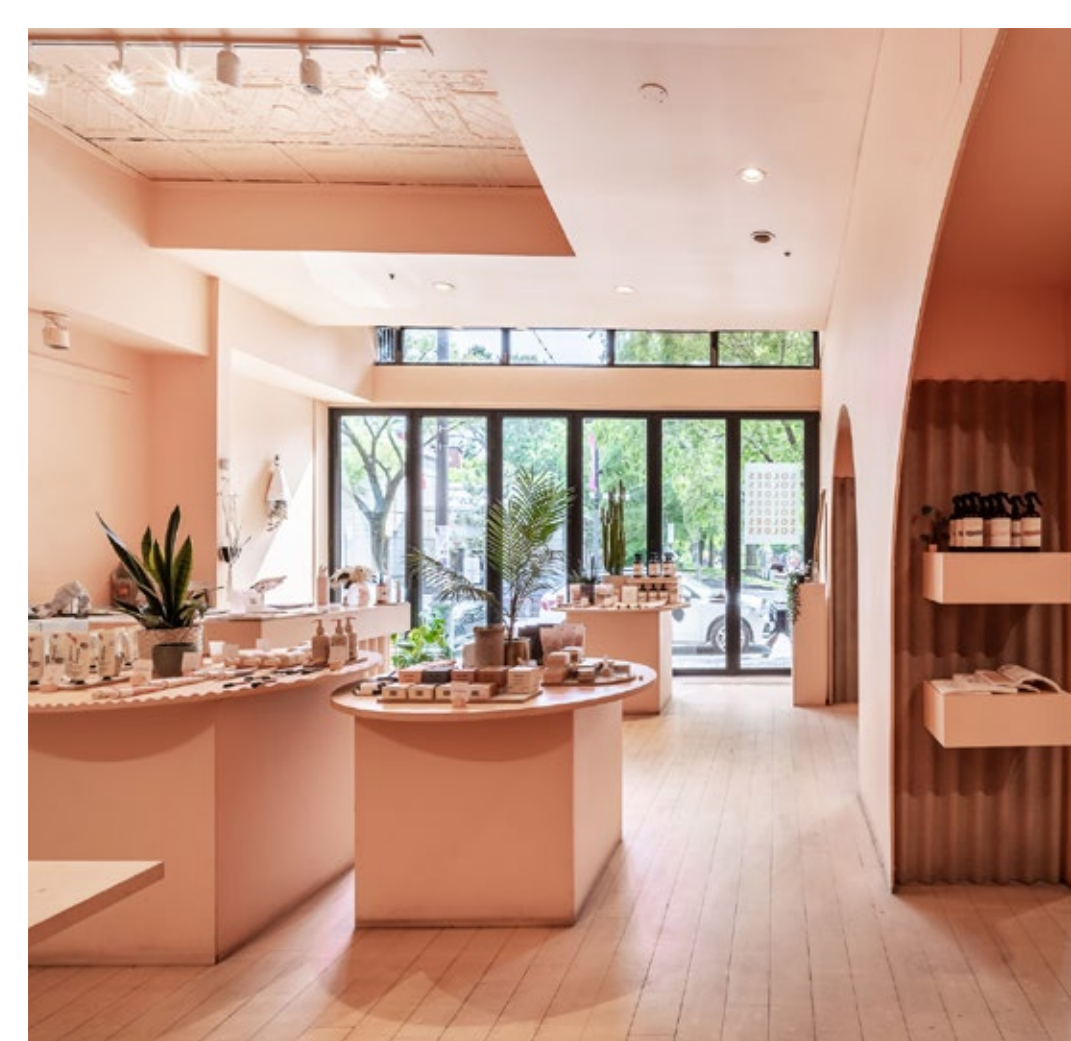
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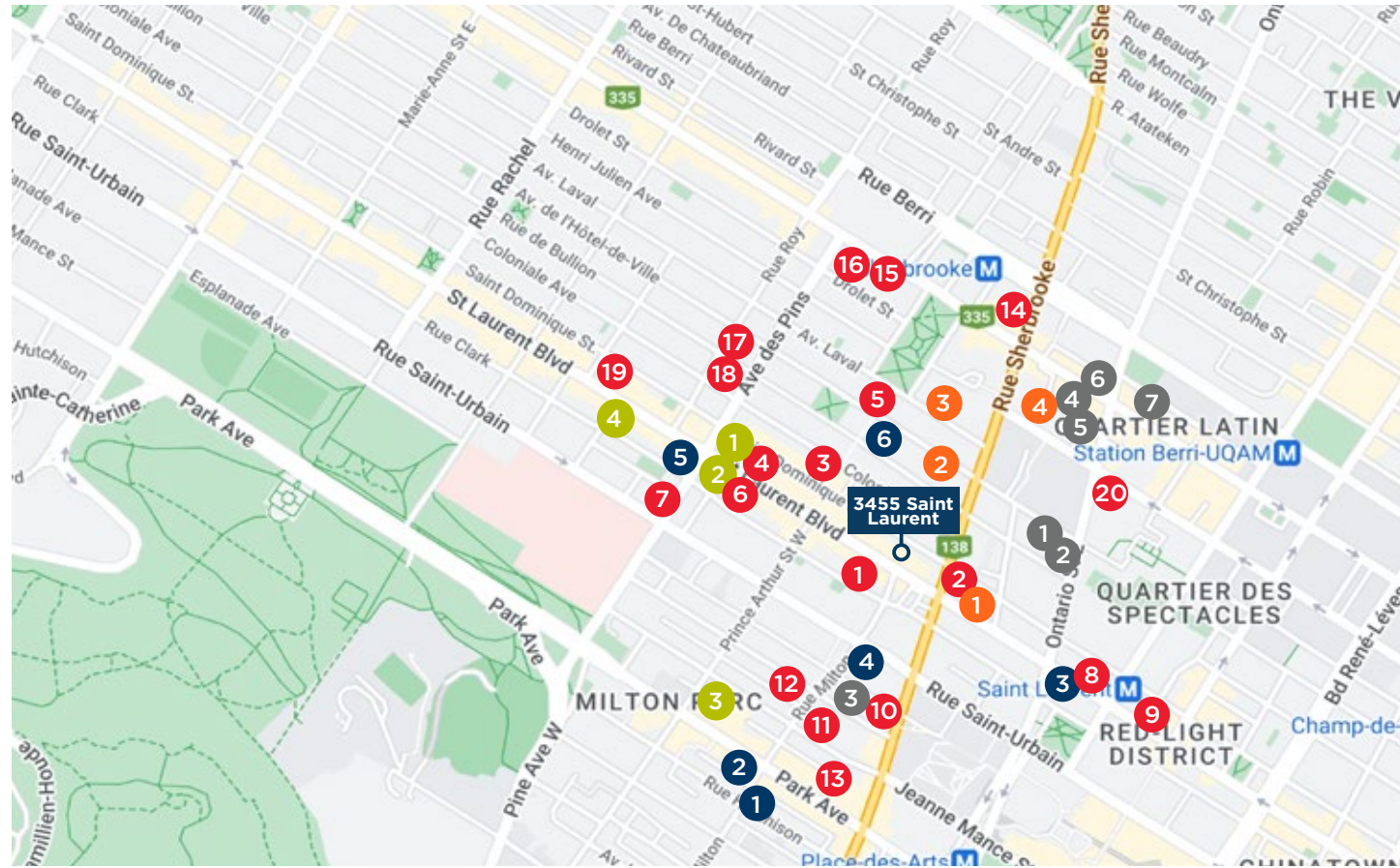
BIKE SCORE

99

RAYON DE 1 KM
1 KM RADIUS



EMPLACEMENT | LOCATION



RESTAURANT

1. Shakers Cuisine & Mixologie St-Laurent
2. Atelier Marjorie
3. Arepa
4. Bocadillo
5. Casa Grecque
6. Restaurant Singh's
7. Station Berlin
8. Bouillon Bilk
9. Cadet
10. Pizza Momo
11. Mae Sri Comptoir Thai
12. Amelias
13. Provigo Lefebvre
14. Takumi Sushi
15. Mamie Clafoutis
16. Nil Bleu
17. Else's
18. La Chilenita
19. Schwartz's Deli
20. Poulet Rouge

CAFE

1. Milont B
2. Cafe St-Barth-Breakfast
3. Pikolo Espresso Bar
4. OSMO X Marusan
5. Cafe Nocturne
6. Nous Sommes Cafe

BARS

1. L'ideal Bar & Contenus
2. Bootlegger Cocktail Bar & Cuisine
3. BENELUX - Brasserie Artisanale
4. Turbo Haus
5. Randolph Pub
6. Abreuvoir Bar et Terrasse
7. La Saint Bock

HOTELS

1. Hotel 10
2. Hotel Manoir Sherbrooke
3. Gingerbread Manor Bed & Breakfast
4. Loft Hotel Montreal

BANKS

1. Banque Scotia
2. TD Canada
3. RBC Royal Bank
4. National Bank



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