

# For Sale/Lease



# AERA

Prime Opportunity for Retail,  
Professional Office or Restaurant  
in the heart of Rosemont.

5585 Rue d'Iberville  
Montréal, QC



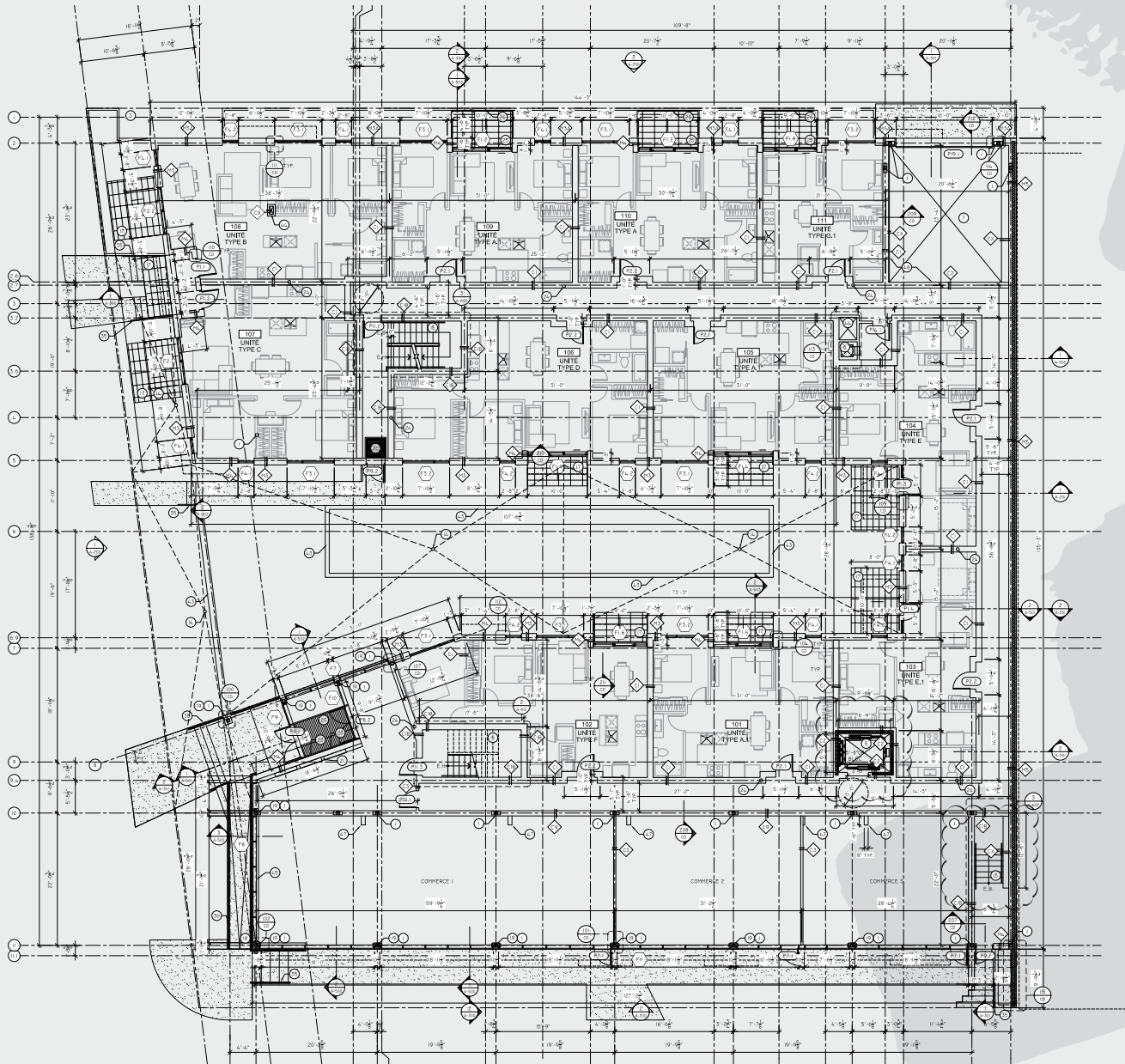


# Project highlights

- Located in the heart of the upcoming and trending Rosemont – La Petite-Patrie neighbourhood;
- An average estimate of 31,300 vehicles drive past the site everyday;
- Extensive network of buses;
- 47 residential units ready by April 2020;
- More than 75% of the project already sold;
- Proximity to all the services, the commercial hub on Masson street, major hospitals, Olympic Village and Jean-Talon Market.

For detailed site overview, click this [link](#)

# Floor Plan



## FINANCIAL OVERVIEW

- From 625 to 2,626 sq. ft. ground floor
- Base and Additional Rent: please inquire
- Available Spring 2020

\*Floor plan above is for example purposes only. Unit sizes to be determined by Tenant's requirements.

# ROSEMONT

 **312,202**  
Population

 **164,040**  
Total HH

 **230,733**  
Daytime Pop.

**3km**

 **35,727**  
Population

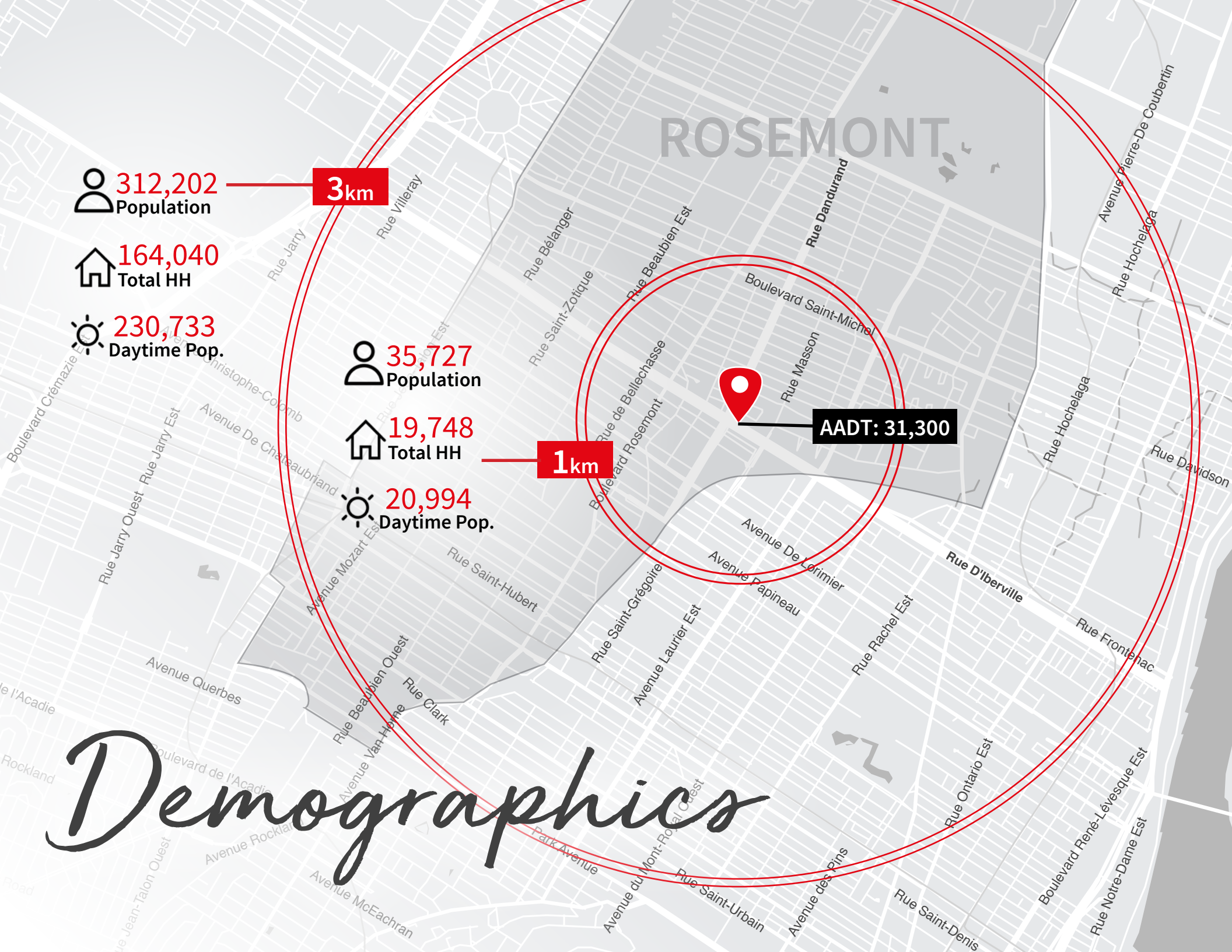
 **19,748**  
Total HH

 **20,994**  
Daytime Pop.

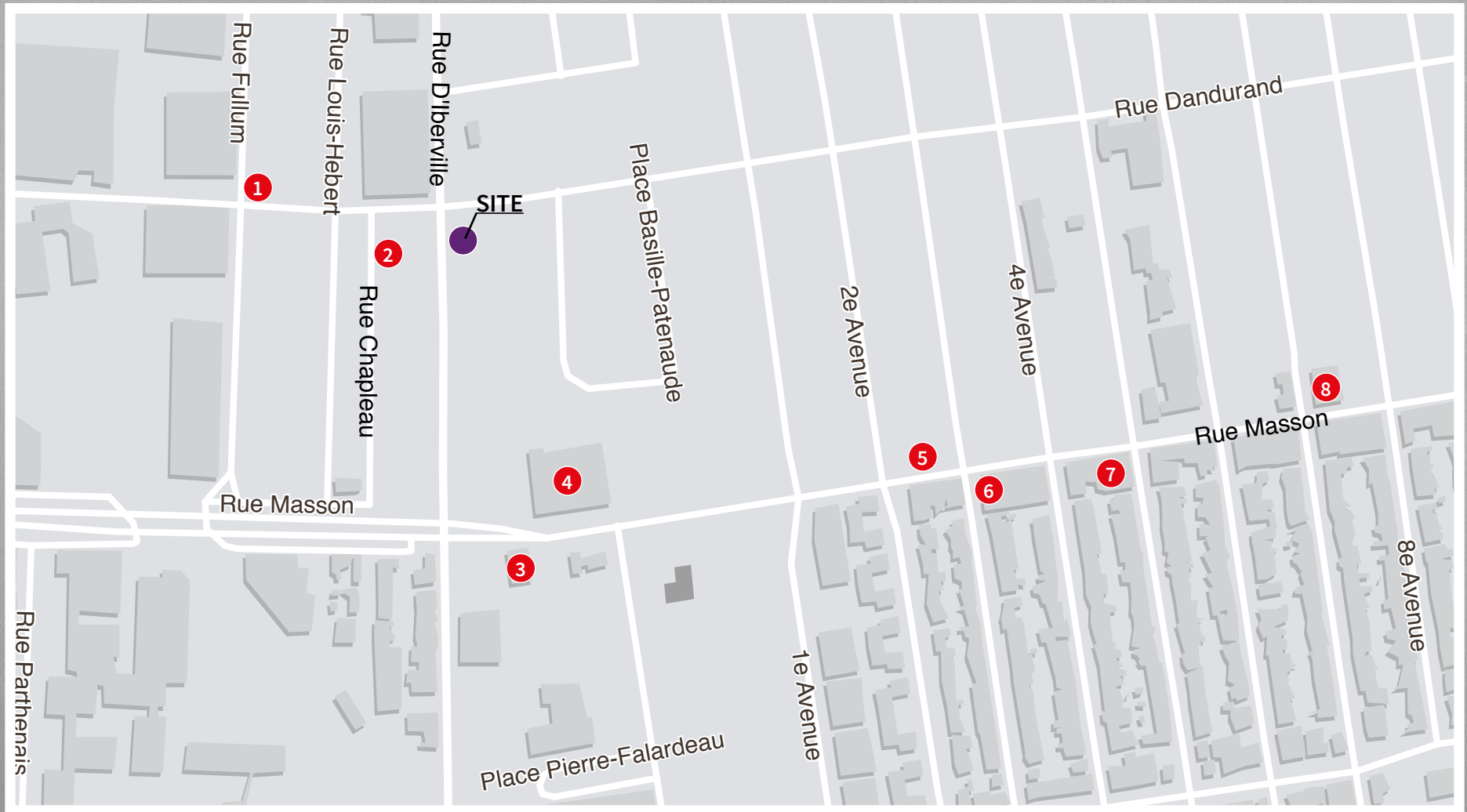
**1km**

**AADT: 31,300**

# Demographics



# Neighbourhood Map



1. Athletic Club Rosemont

3. McDonald's

5. SAQ

7. Dollarama

2. Tim Hortons

4. Maxi

6. Pharmacie Jean Coutu

8. Première Moisson



**MANON LAROSE\***

Tel +1 438 990 8968

[Manon.Larose@am.jll.com](mailto:Manon.Larose@am.jll.com)

**JESSE PROVOST\*\***

Tel +1 514 905 5005

[Jesse.Provost@am.jll.com](mailto:Jesse.Provost@am.jll.com)