



5655 Rue de Marseille

Mercier-Hochelaga



Commercial Spaces for Lease

± 3,735 - 8,011 SF



Unit 1

Total Unit Area	± 3,735 SF
Clear Height	18'
Truck Level Doors	3 Interior (Shared)
Column span	23' x 19'



Unit 2

Total Unit Area	± 8,011 SF
Clear Height	18'
Truck Level Doors	3 Interior (Shared)
Column span	23' x 19'

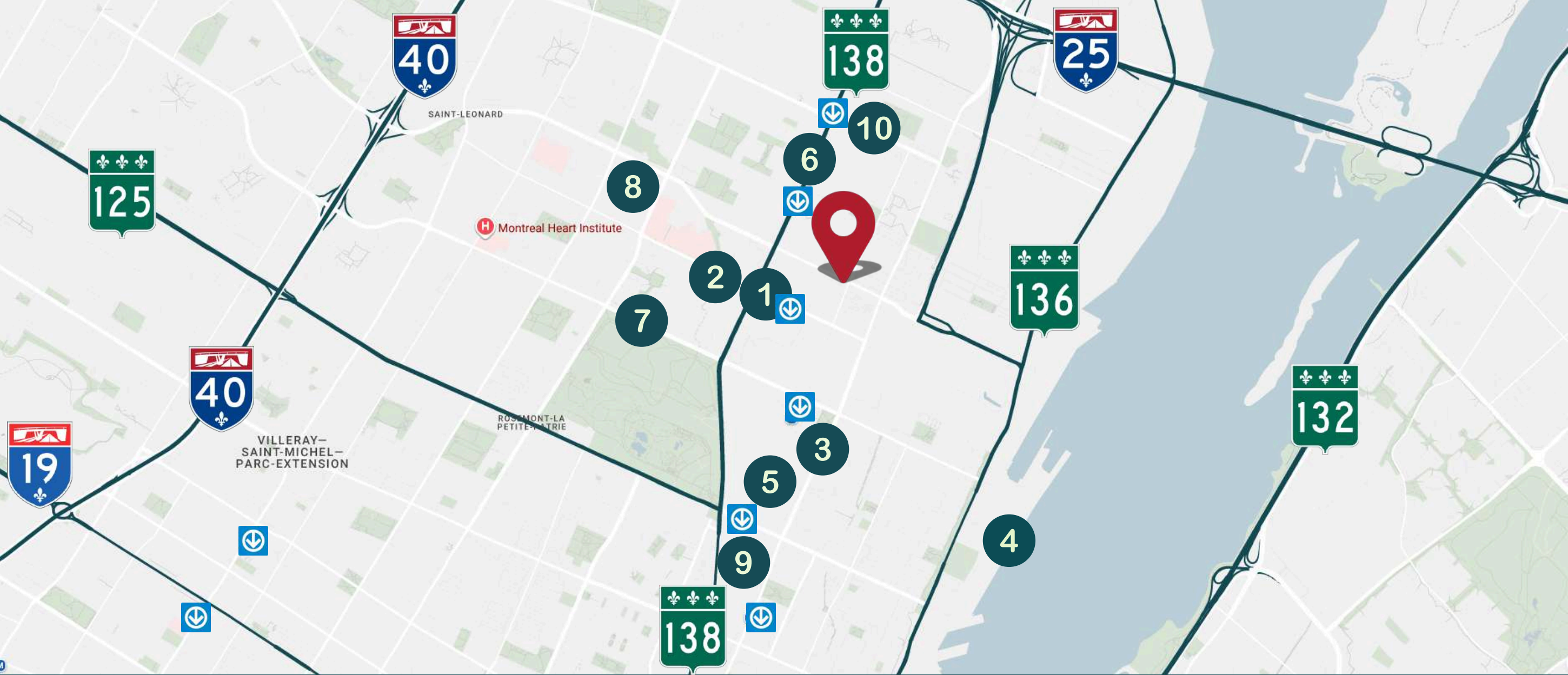


Situated in close proximity to the Port of Montreal

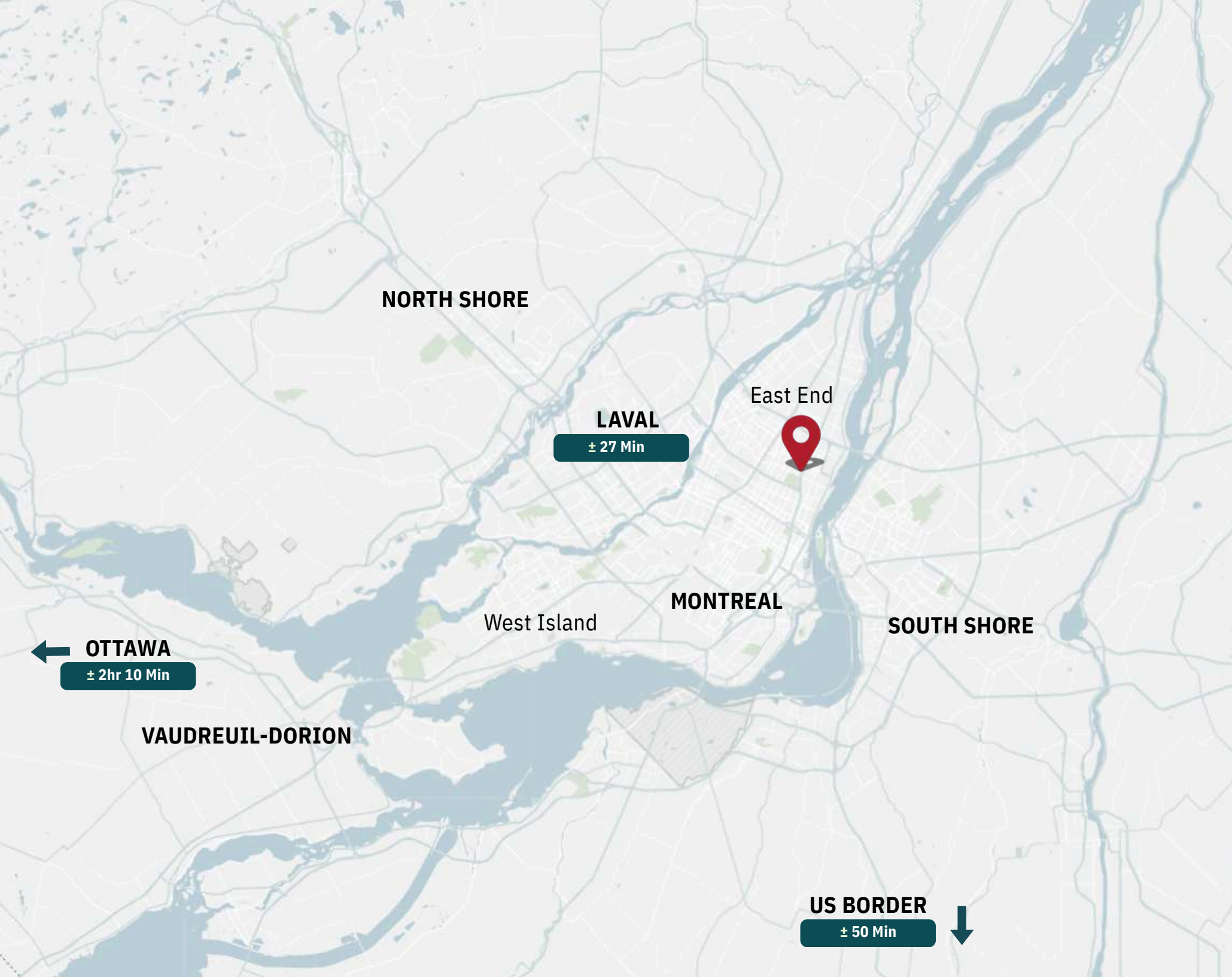
Strategically located near Highways 25, 40, and Route 138, offering seamless access to Greater Montreal's major transportation corridors.

Convenient access to public transit, restaurants, and nearby commercial services, enhancing employee accessibility and day-to-day operations

Zoning: C.1 , E.4 , H.4-5.



- | | | | | | | | | | |
|---|------------------|---|----------------|---|------------------------------|---|------------------------|----|-----------------|
| 1 | Assomption Metro | 2 | IGA | 3 | Starbucks | 4 | Port of Montreal | 5 | Olympic Stadium |
| 6 | Tim Hortons | 7 | Golf Municipal | 8 | Hôpital Maisonneuve-Rosemont | 9 | Collège de Maisonneuve | 10 | Centre Domaine |



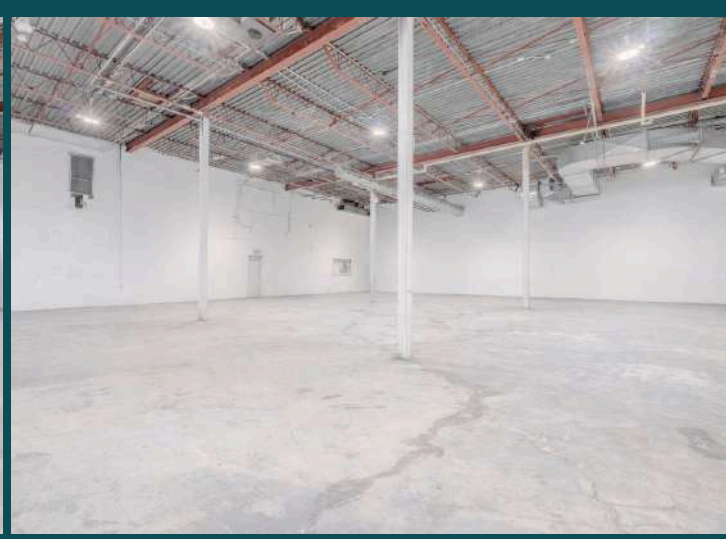
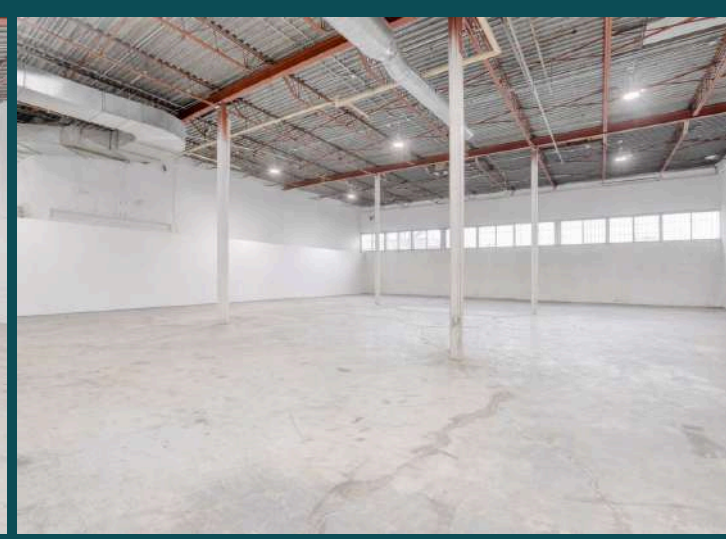
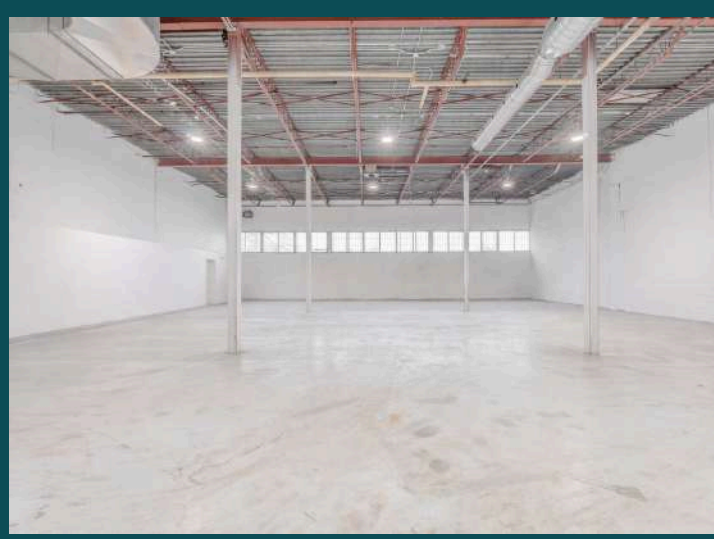
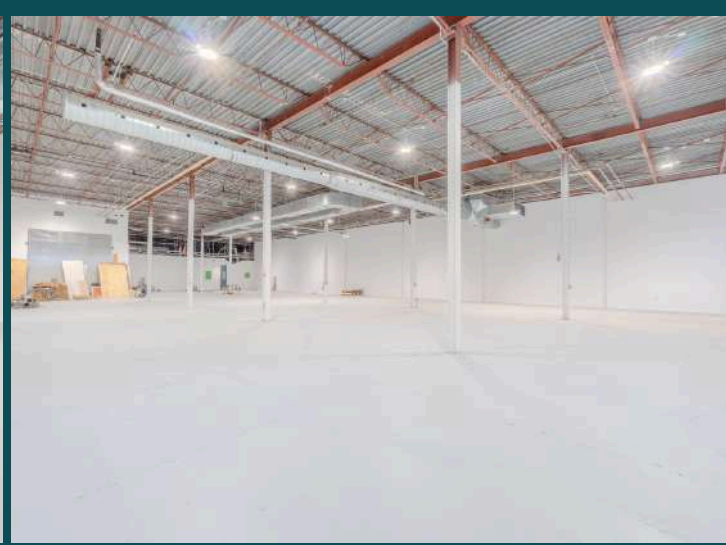
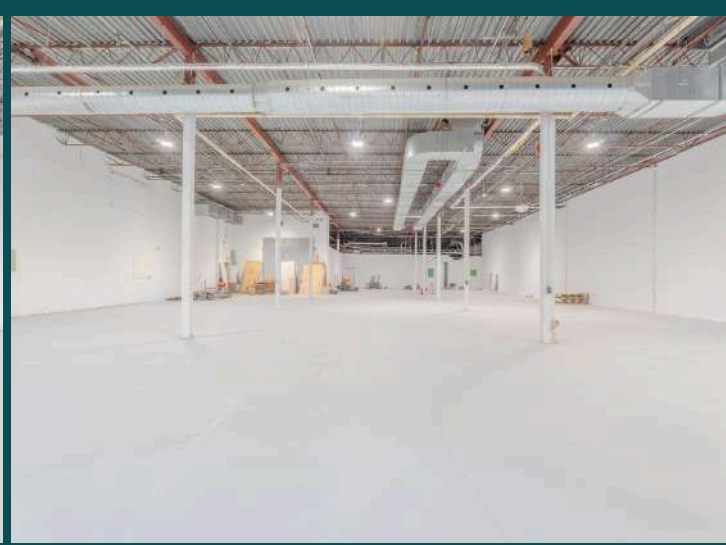
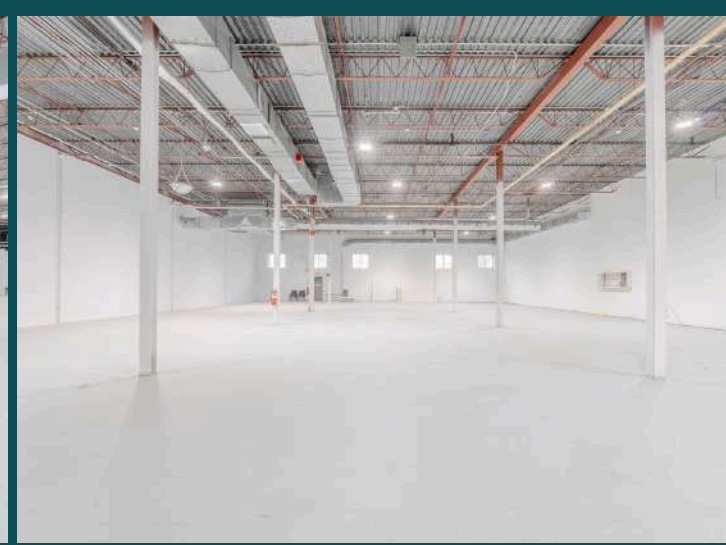
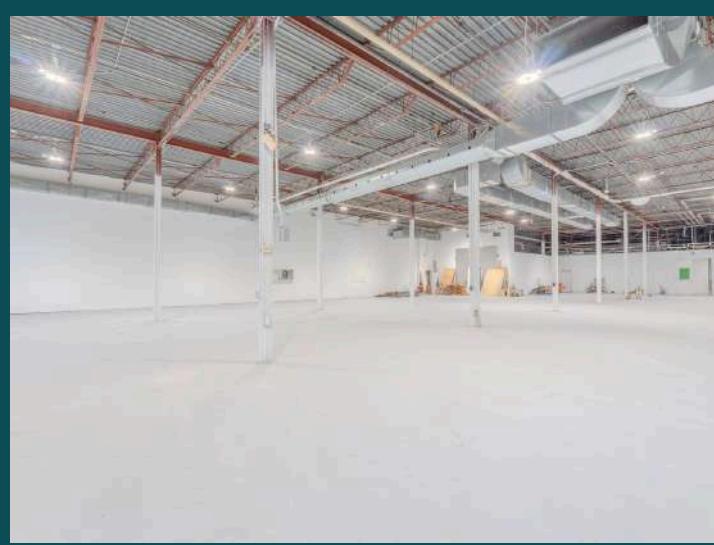
Driving Times

Assumption Metro	± 2 Min
Maisonneuve-Rosemont Hospital	± 5 Min
Place Versailles	± 10 Min
Galeries d'Anjou	± 20 Min
Downtown Montreal	± 20Min



Bus Times

# 18	Every ± 5-15 Min
# 131	Every ± 11-31 Min





Real Estate Agency
4480 Chemin de la Côte-de-Liesse, suite
290, Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

* Agent immobilier agissant avec la société commerciale
Germando Mazzotta inc.

** Agent immobilier agissant avec la société commerciale
Dimitri Mouhteros inc.

DISCLAIMER: Information provided is based on sources considered reliable, without a guarantee of accuracy. No responsibility and/or warranty is assumed by the broker. This document is intended solely for informational purposes, and is made subject to errors, modifications, and omissions. The purchaser/lessee is encouraged to perform proper due diligence prior to an acquisition or lease agreement. This is not an offer or promise to sell/lease that could bind the vendor/lessor to the purchaser/lessee, but rather an invitation to submit such offers or promises. Any sale is made without legal warranty.

CONTACT

Germando Mazzotta *

Partner
Commercial Real Estate Broker

✉ gmazzotta@trimontcanada.com

Robert Kohos

Associate
Commercial Real Estate Broker

✉ rkohos@trimontcanada.com

Dimitri (Jimmy) Mouhteros **

Partner
Commercial Real Estate Broker

✉ jmouhteros@trimontcanada.com

Peter Mouhteros

Partner
Certified Real Estate Broker, A.E.O

✉ pmouhteros@trimontcanada.com

Owen Paek

Associate Vice President
Commercial Real Estate Broker

✉ opaek@trimontcanada.com

Giordano Bucciarelli

Associate
Commercial Real Estate Broker

✉ gbucciarelli@trimontcanada.com