



255 Boul. Crémazie O.

Montréal



Turn-Key Restaurant Space for Lease



± 2,843 SF



± 200,000
VEHICLES PER DAY

Ground Floor	± 2,843 SF
Second Floor	Ample Office / Storage
Land Area	± 10,057 SF
Year Built	1983
Renovated	2013
Parking	22 Stalls
Drive-in Door	1

Autoroute 40 Exposure: Strategic location directly flanking the Metropolitan Autoroute (A-40), capturing the attention of ± **200,000+** vehicles per day. Easy access from both eastbound and westbound directions.

Gateway Location: Uniquely positioned near the A-40 (Metropolitan) and A-15 (Laurentian/Décarie) interchange, the pivot point between the north-south and east-west axes of the Island of Montreal.

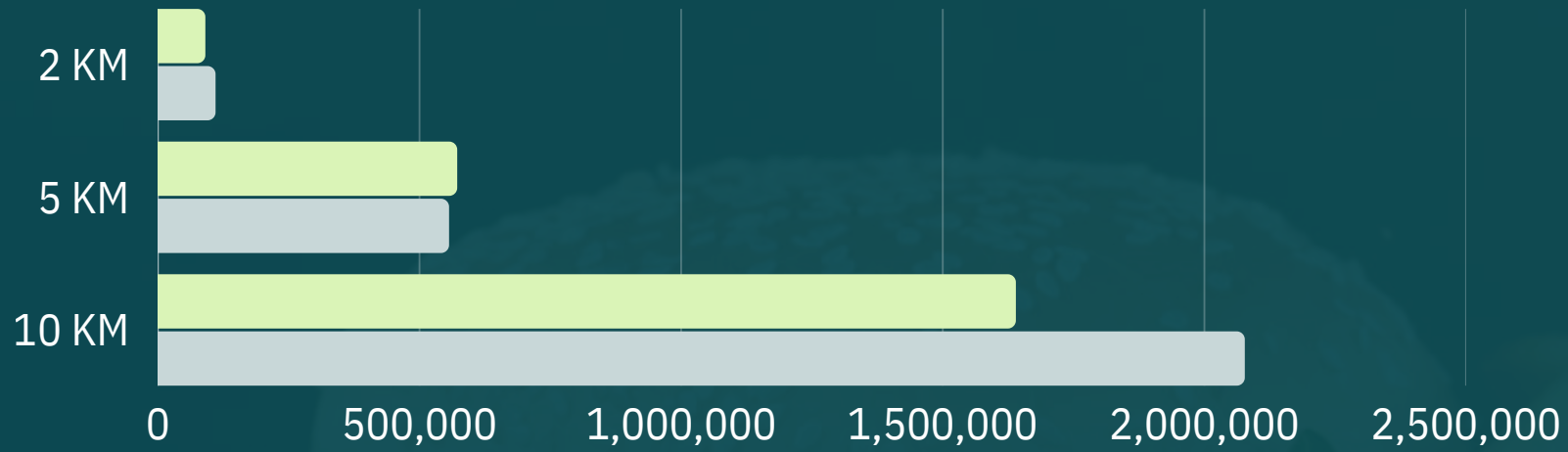
Public Transit Proximity: Benefiting from a bus stop directly in front of the building (255 Crémazie Ouest) and walking distance (1km) to the Crémazie Metro Station (Orange Line), providing seamless commuting options for staff and visitors.

On-Site Parking: Dedicated private parking lot with approximately 22 stalls, a rare commodity for standalone sites in this sector.

Existing Restaurant Infrastructure: Significant savings on tenant improvements with existing plumbing, electrical and HVAC systems tailored for a quick service restaurant.

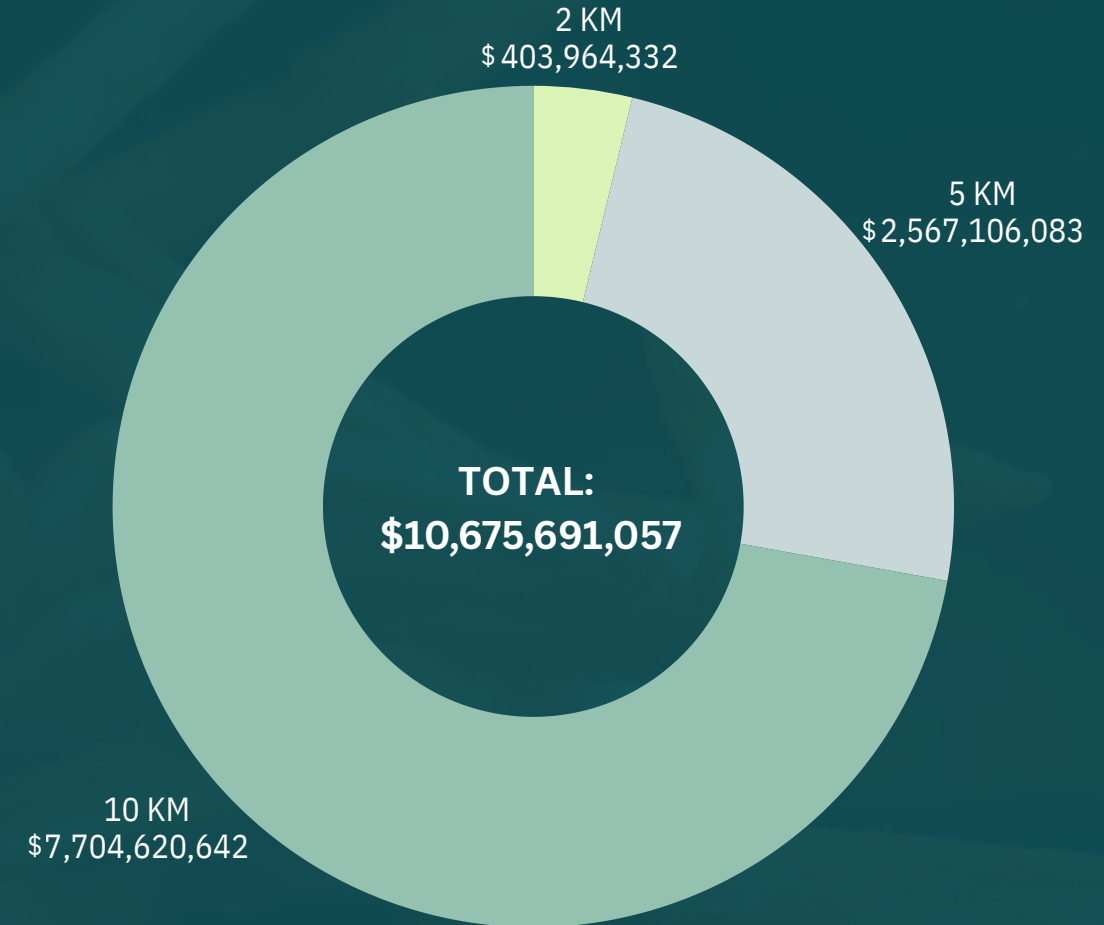
DEMOGRAPHICS (2025)

● Population ● Daytime Population

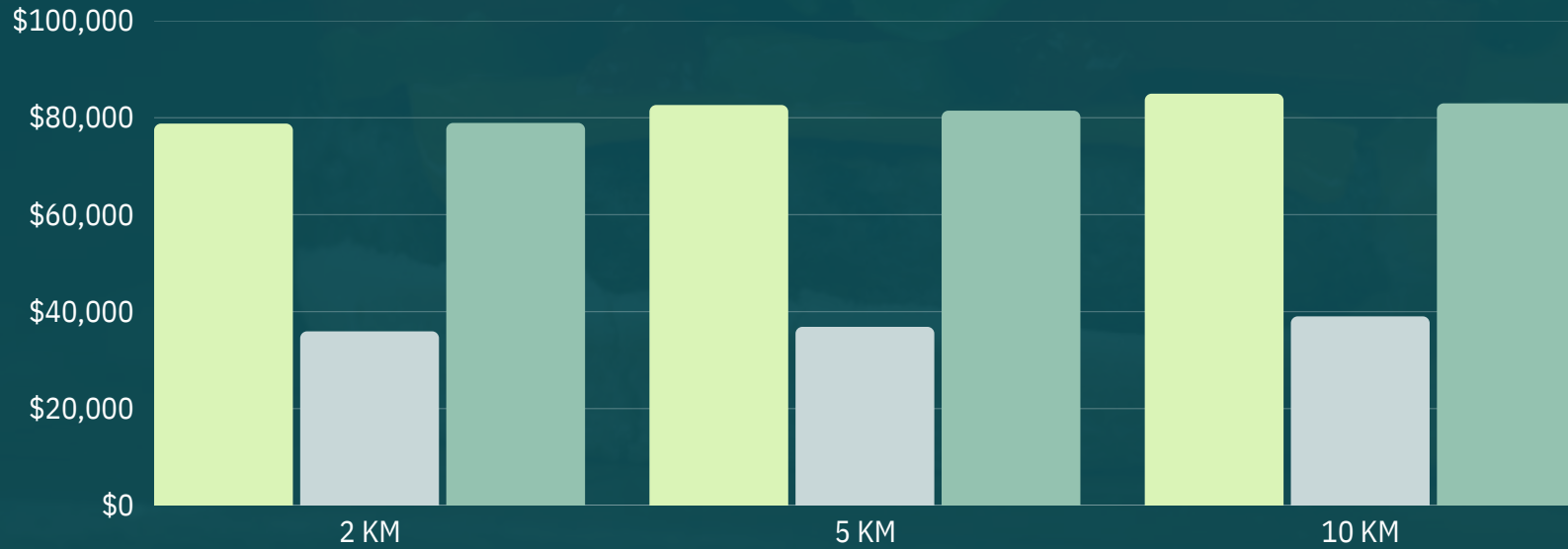


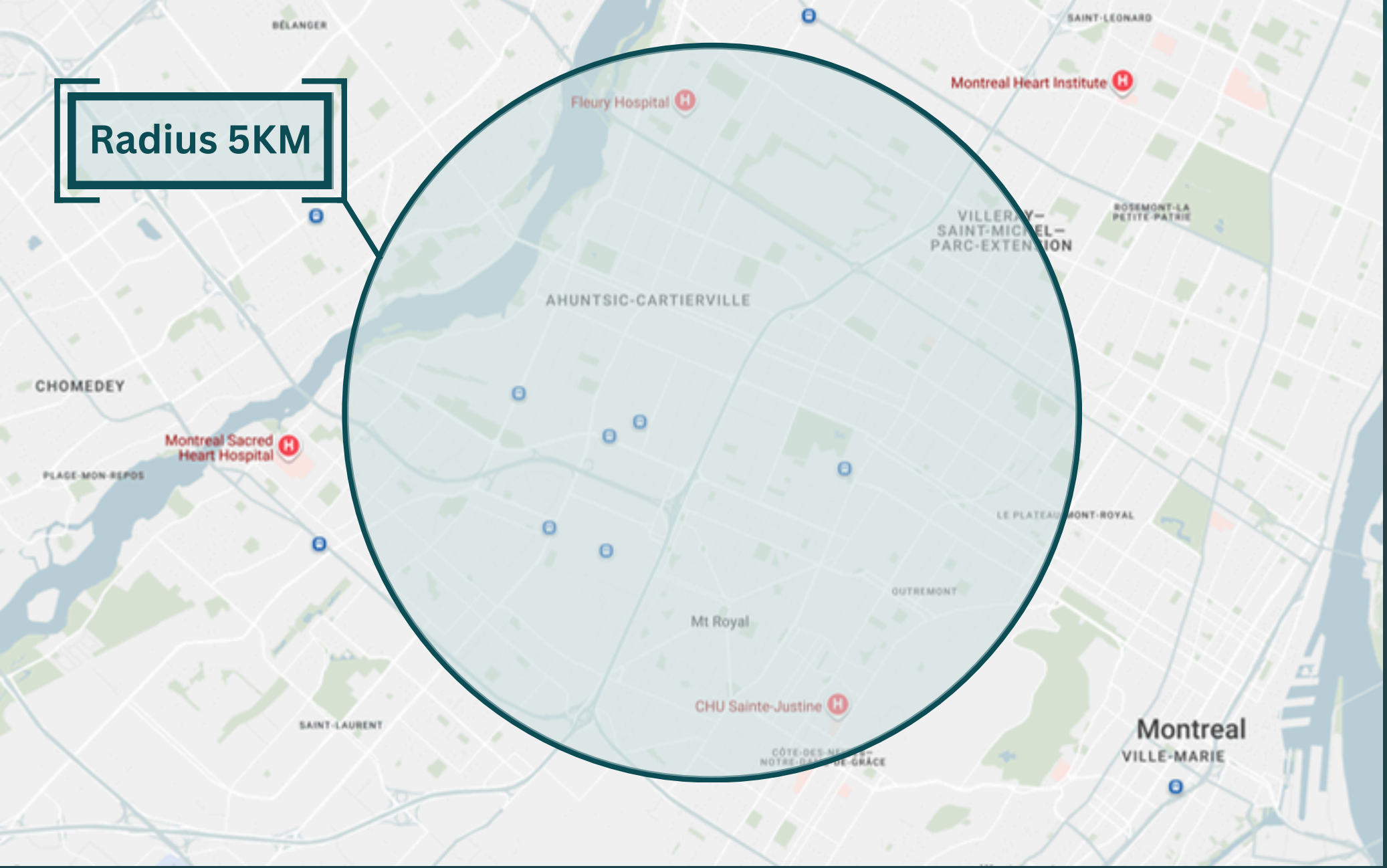
Total Consumer Spending (Food)

● 2 KM ● 5 KM ● 10 KM



● Average Household Income ● Income Per Capita ● Average Household Expenditure





Radius 5KM



Catchment Area & Daily Traffic



Daily Vehicles Passing ± 200,000 vehicles



Delivery Reach ± 550,000 local residents



Consumer Drivers



Walk Score Walker's Paradise



Metro Crémazie ± 4 million annual entries/exits



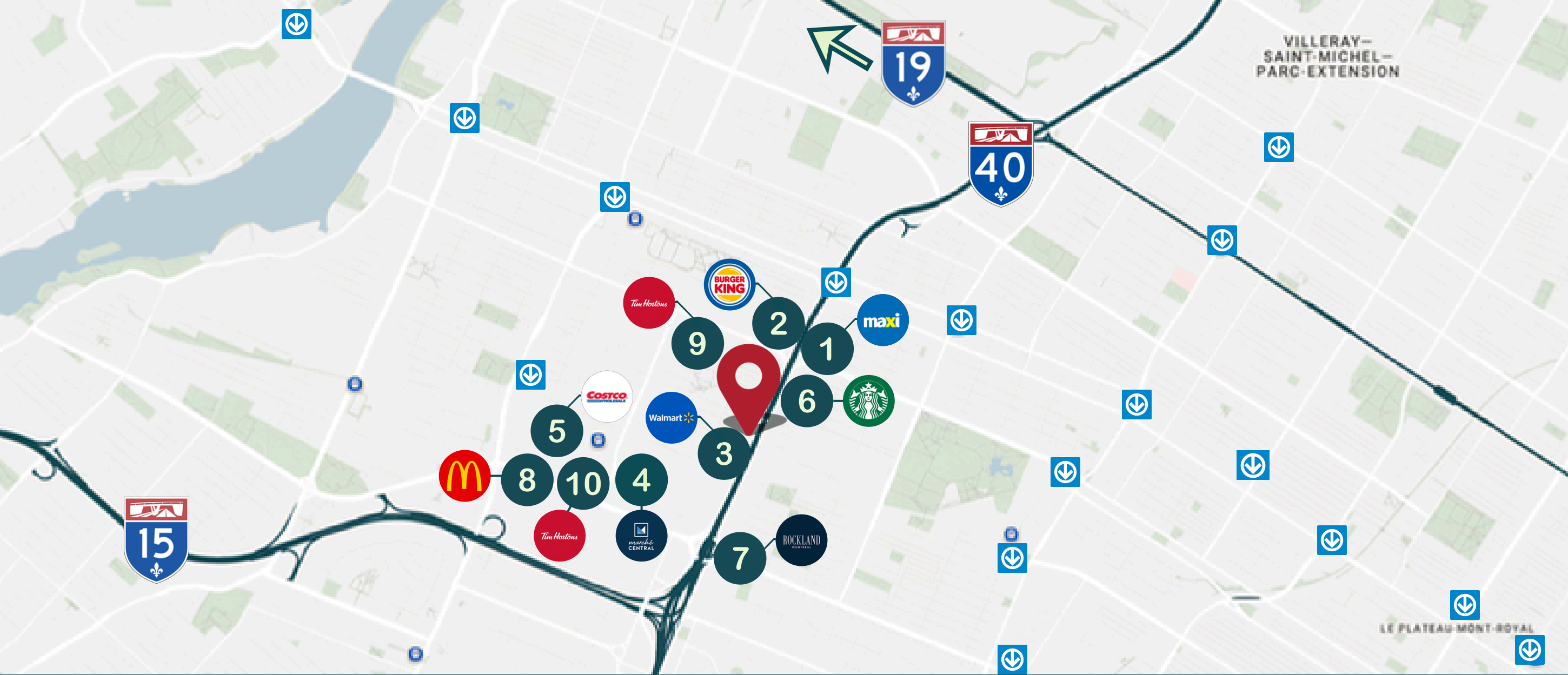
Bus Line 100 High frequency line

Market Demand

- **Office Workers** - Near federal buildings & Cité de la Mode - ± 50,000 employees.
- **Students** - Near Collège Ahuntsic and André-Grasset - Walking distance to ± 15,000 students.
- **Transit Commuters** - Stop-by location for flux of commuters transferring from metro Crémazie to buses heading west-bound.
- **Local Residents** - Delivery Radius covers Ahuntsic, Villeray, Park-Ex, Saint-Michel, La Petite-Patrie, Saint-Laurent and Mount-Royal.

Primary Source: Ministère des Transports et de la Mobilité durable du Québec (MTMD), Données de circulation (Station 0040E-04-125).

Secondary Reference: City of Montreal Open Data Portal (Traffic Flow).



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|---|-----------|---|-----------------|---|------------|---|----------------|----|-------------|
| 1 | Maxi | 2 | Burger King | 3 | Walmart | 4 | Marché Central | 5 | Costco |
| 6 | Starbucks | 7 | Centre Rockland | 8 | McDonald's | 9 | Tim Hortons | 10 | Tim Hortons |



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