

— EXCLUSIVE LISTING — RETAIL FOR LEASE

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3962 BOUL. ST-LAURENT · MONTRÉAL, QC · H2W 1Y3

The Main Retail Storefront

A character-rich storefront in the heart of the Plateau — high ceilings, exposed brick and oversized display windows on one of Montréal's most-walked retail streets. Vacant and available for immediate occupancy.

BASE RENT

\$3,150

/ month + GST/QST

LEASABLE AREA

1,030

square feet

ADDITIONAL RENT

\$14,400

/ year (2026)

TERM

5 yrs

net · negotiable

PRIVATE & CONFIDENTIAL · JUNE 2026 · CENTRIS No. 22577207



SECTION 01

RETAIL · SERVICE · OFFICE

Property Highlights

Address	3962 Boul. St-Laurent	Property type	Commercial unit (retail)
Submarket	Le Plateau-Mont-Royal	Year built	1910
Leasable area	~1,030 sqft	Layout	Main floor + mezzanine + back store
Ceilings	High · exposed brick	Frontage	Large display windows
Permitted use	Retail, service, office	Zoning	Commercial (TBV)
Rear access	Service door to alley	Occupancy	Immediate · vacant

SECTION 02

LE PLATEAU-MONT-ROYAL · H2W 1Y3

Location



THE PLATEAU

Boulevard Saint-Laurent — "the Main" — is Montréal's signature commercial spine, lined with independent boutiques, cafés, restaurants and nightlife. This block near Duluth sits in one of the city's densest, most-walked retail corridors, drawing a steady mix of locals, students and visitors day and night.

- Sherbrooke métro (orange) ~0.7 km
- Mont-Royal métro (orange) ~1.1 km
- Carré Saint-Louis ~0.6 km
- Parc du Mont-Royal ~1.5 km
- Downtown core ~2.3 km

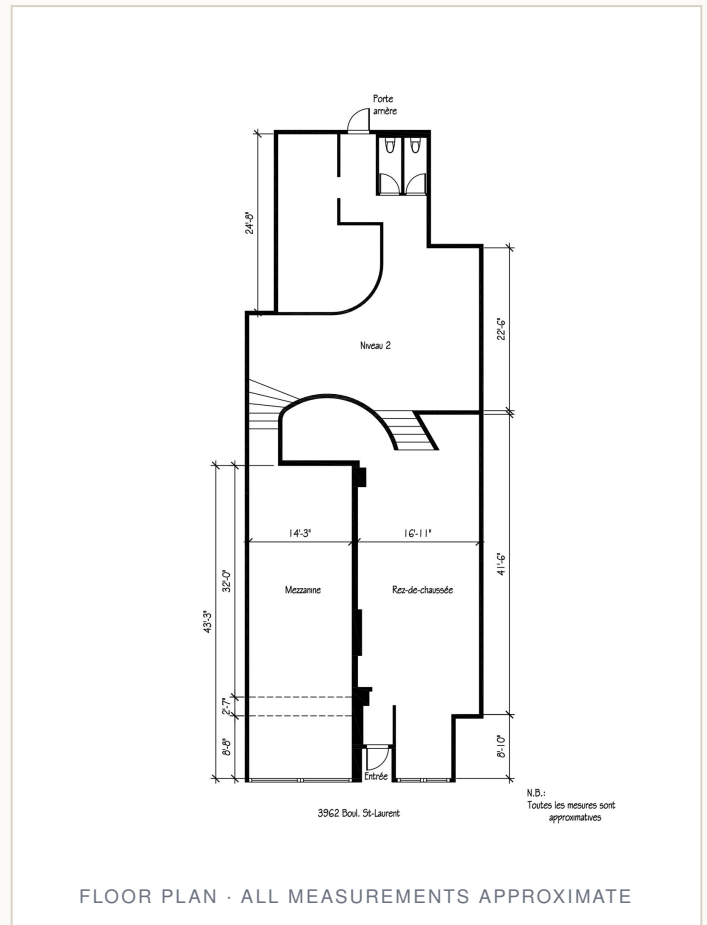
SECTION 03

~1,030 SQFT · VACANT

The Space

LEVEL	SUGGESTED USE & FEATURES
Main floor	Retail / showroom — display windows, high ceilings
Mezzanine	Display / office — overlooks the main floor
Back store	Storage / prep — service door to rear alley
Total	~1,030 sqft · vacant · delivered as-is

Approximately 1,030 sqft of flexible storefront across a main retail floor, a mezzanine and a rear back-store — high ceilings, exposed brick and oversized windows delivering exceptional visibility and natural light on the Main. Basement / crawl space is excluded (landlord retains access).



FLOOR PLAN · ALL MEASUREMENTS APPROXIMATE

SECTION 04

2026 — PROJECTED

Lease Terms

ITEM	TERMS
Base rent	\$3,150 / mo + GST/QST
Additional rent	\$14,400 / yr
Gross occupancy	~\$4,250 / mo
Lease term	5 years
Security deposit	3 months' rent
Occupancy	Immediate

LEASE NOTES

Restaurants / cafés conditional. Delivered as-is. AC / heating systems are conveyed as-is, with maintenance at the tenant's responsibility. Tenant to obtain and maintain insurance throughout the lease.

All offers conditional on reference verification to the lessor's satisfaction. Basement / crawl space excluded (landlord access retained). Measurements and zoning to be verified by the lessee.

SECTION 05

YEAR 1 — 2026

Occupancy Cost

ANNUAL OCCUPANCY COST			\$51,000 / yr
COMPONENT	MONTHLY	ANNUAL	\$ / SQFT
Base rent (+ GST/QST)	\$3,150	\$37,800	\$36.70
Additional rent (op. costs)	\$1,200	\$14,400	\$13.98
Total gross occupancy	\$4,250	\$51,000	\$49.51

LEASE STRUCTURE		5-Year Term
ITEM	DETAIL	
Term	5 years, renewal negotiable	
Base rent	\$3,150 / month plus GST/QST	
Additional rent	\$14,400 / year — projected 2026, subject to annual adjustment	
Security deposit	Minimum 3 months' rent	
Occupancy	Immediate — delivered as-is	

Notes — Base rent is \$3,150 / month plus applicable GST/QST. Additional rent of \$14,400 / year represents the tenant's contribution to operating costs (taxes, insurance and common expenses); it is projected for 2026 and subject to change annually. Gross occupancy and \$/sqft figures are indicative and exclude GST/QST. All measurements are approximate (~1,030 sqft) and zoning is to be verified by the lessee. Tenant to carry insurance; HVAC conveyed as-is with maintenance at tenant's cost.

SECTION 06

LEASING HIGHLIGHTS

Why This Space



01

A coveted address on the Main

Boulevard Saint-Laurent in the Plateau — an exceptional walk score and constant foot traffic from locals, students and visitors, day and night.

02

Character and light

High ceilings, exposed brick and oversized display windows deliver strong visibility and natural light throughout the day — a turnkey backdrop for any brand.

03

Flexible, efficient layout

A main retail floor plus a mezzanine and rear back-store stretch the usable area, with a service door to the alley for deliveries and operations.

04

Wide-open potential

Ideal for retail, services or office; restaurants and cafés considered conditionally. Vacant and ready for immediate occupancy, delivered as-is.

A rare storefront in the heart of the Plateau — flexible, full of character and ready to occupy now.

SECTION 07

CONTACT

Next Steps

EXCLUSIVE LISTING BROKERAGE

Jaclyn Rabin Immobilier

Albert Duy Vu, Residential Real Estate Broker, on behalf of Jaclyn Rabin, Residential & Commercial Real Estate Broker — Keller Williams Prestige, Real Estate Agency.
Contact us to arrange a visit.

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This document is provided for information purposes only and does not constitute an offer or a contract. All figures, measurements (~1,030 sqft) and rental amounts are approximate and to be verified by the lessee; zoning and permitted uses must be independently confirmed. Base rent is subject to GST/QST and additional rent is projected for 2026 and subject to change. Centris No. 22577207. Jaclyn Rabin Immobilier Inc. — Keller Williams Prestige, Real Estate Agency. E. & O.E.