

# COMMERCIAL SPACE FOR LONG TERM LEASE

1232 PEEL STREET, MONTREAL, QC



Marcus & Millichap

GROUPE MARIANI - DI GENNARO

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## OPPORTUNITY

Marcus and Millichap has been selected to lease the Property located at 1232 Peel street, corner Saint-Catherine West in Montreal. This location is on 2 floors and has the potential for restaurant/ bar or retail on this iconic street.

The space will benefit from the overflow of established high-end restaurants and bars in the area and cater to the population working in office buildings and retail stores in a 4-block radius.

## PROPERTY DETAILS

Area – 4,197 sqft

Net Rent – \$65.00/sqft

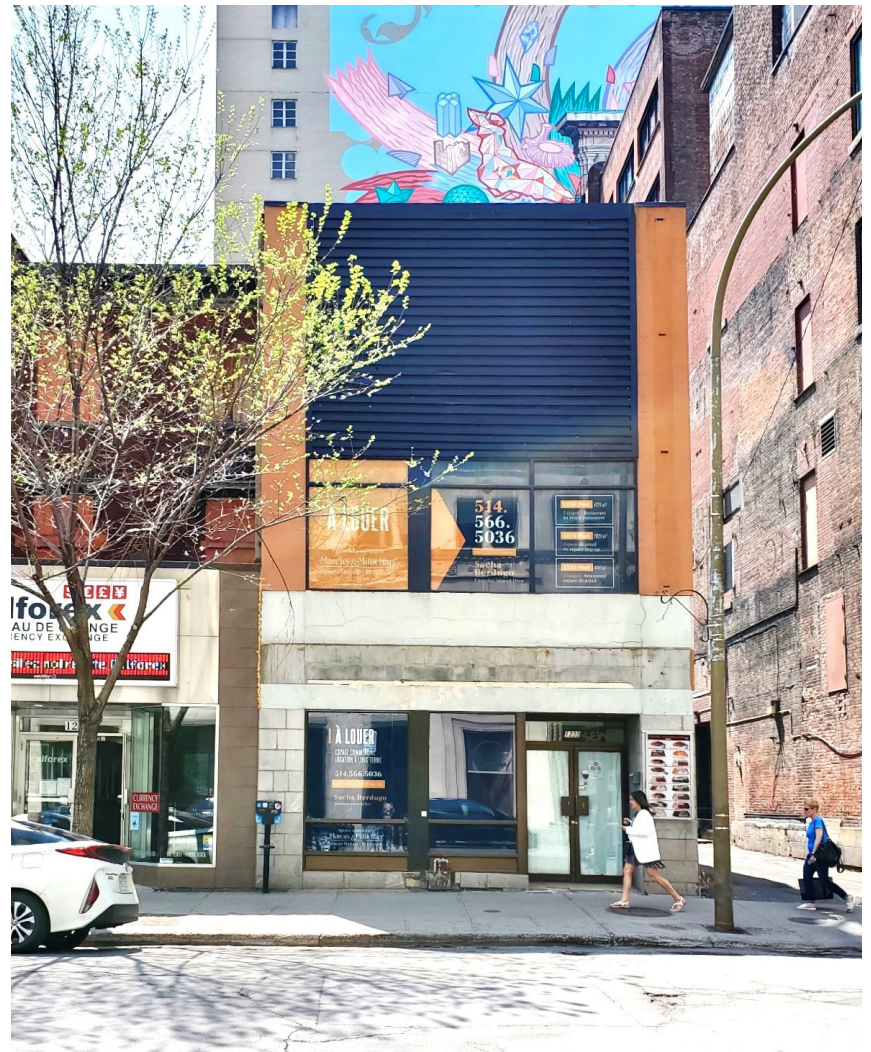
Additional rent – \$17.59/sqft

Gaz- Tenant

Electricity – Tenant

Availability – Immediate

Zoning – Commercial



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## HIGHLIGHTS

Located in Downtown Montreal in the business district facing Dominion square and Dorchester Park

High traffic area visited by tourists and locals

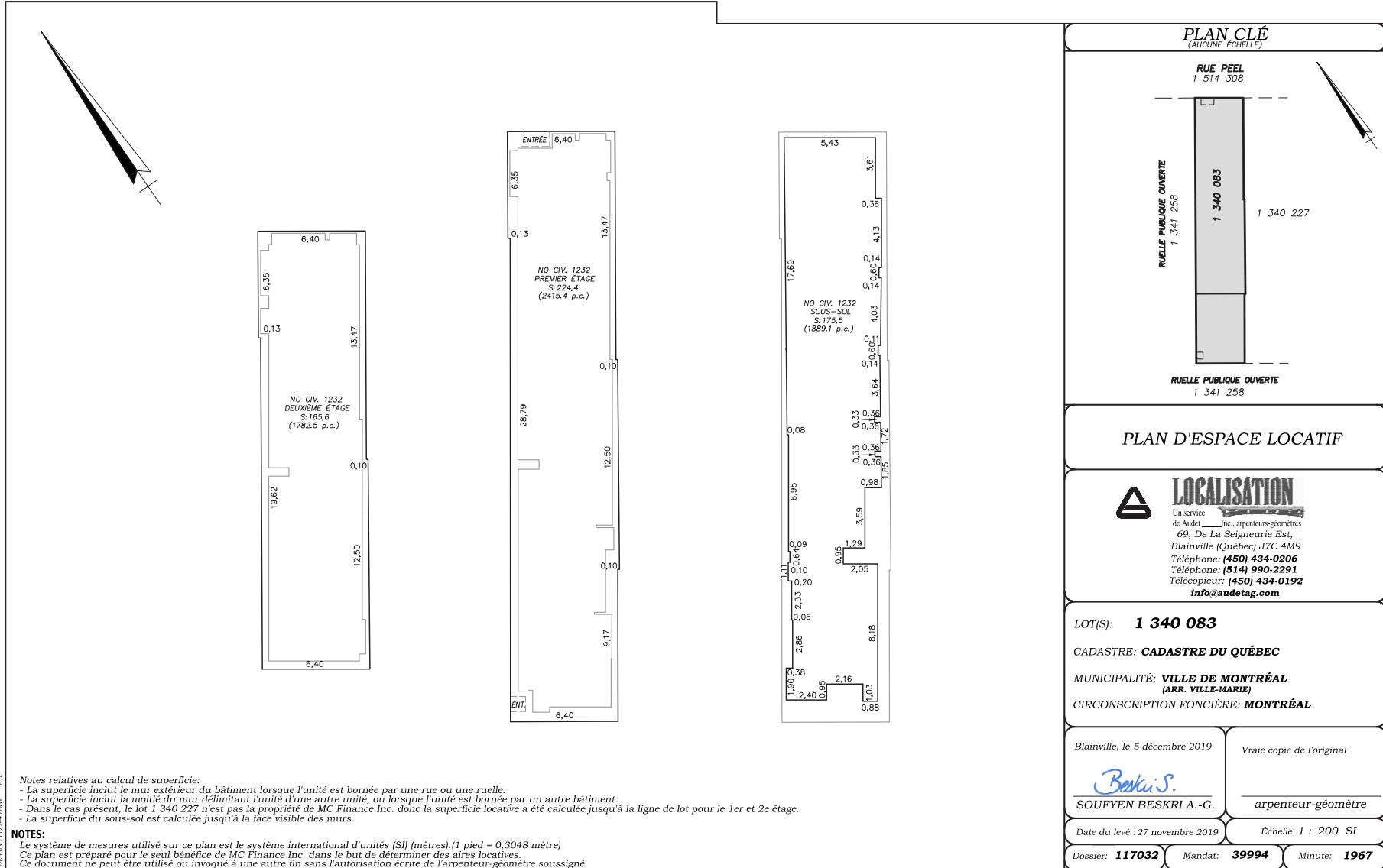
Possibility of alternate entrance and restoration of some original windows in laneway.



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# FLOOR PLAN



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# NEIGHBORHOOD OVERVIEW



TOTAL POPULATION  
199,601



MEDIAN AGE  
35.1



DAYTIME EMPLOYEES  
350,511



TOTAL HOUSEHOLD  
107,384



AVERAGE HOUSEHOLD INCOME  
100,858



BIKE SCORE  
87



WALK SCORE  
96



TRANSIT SCORE  
100

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# FOR MORE INFORMATION

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