

2488-2490

Ave. du Mont-Royal

Le Plateau Mont-Royal

MI
TRIMONT

COMMERCIAL SPACE
FOR LEASE



PROPERTY DETAILS



FEATURES

- High visibility intersection at the corner of Mont-Royal Est & Iberville
- Opportunity to maximize visibility with the possibility of placing a sign on both sides of the building
- Abundance of natural light
- Easy access to loading (Drive in - 2 garage doors)
- Easy access to public transportation
- Ample storage space available

ZONING DETAILS

COMMERCIAL: C.8

INDUSTRIAL: I.1, I.2, I.4



GROSS LEASABLE AREA

Up to ± 3 400 SQ.FT.



GROUND FLOOR AREA

± 1 000 to ± 3 400 SQ.FT.



BASEMENT AREA

Up to ± 4 000 SQ.FT.



CLEAR HEIGHT

14'



DRIVE IN DOOR (16' x 16')

1



FREIGHT ELEVATOR (60' x 19')

1



OCCUPANCY DATE

Q1-Q2 2025



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Population (2023)	
0-2km	147,411
0-5km	585,255
0-10km	1,662,207

Daytime Population (2023)	
0-2km	108,304
0-5km	917,865
0-10km	1,986,855

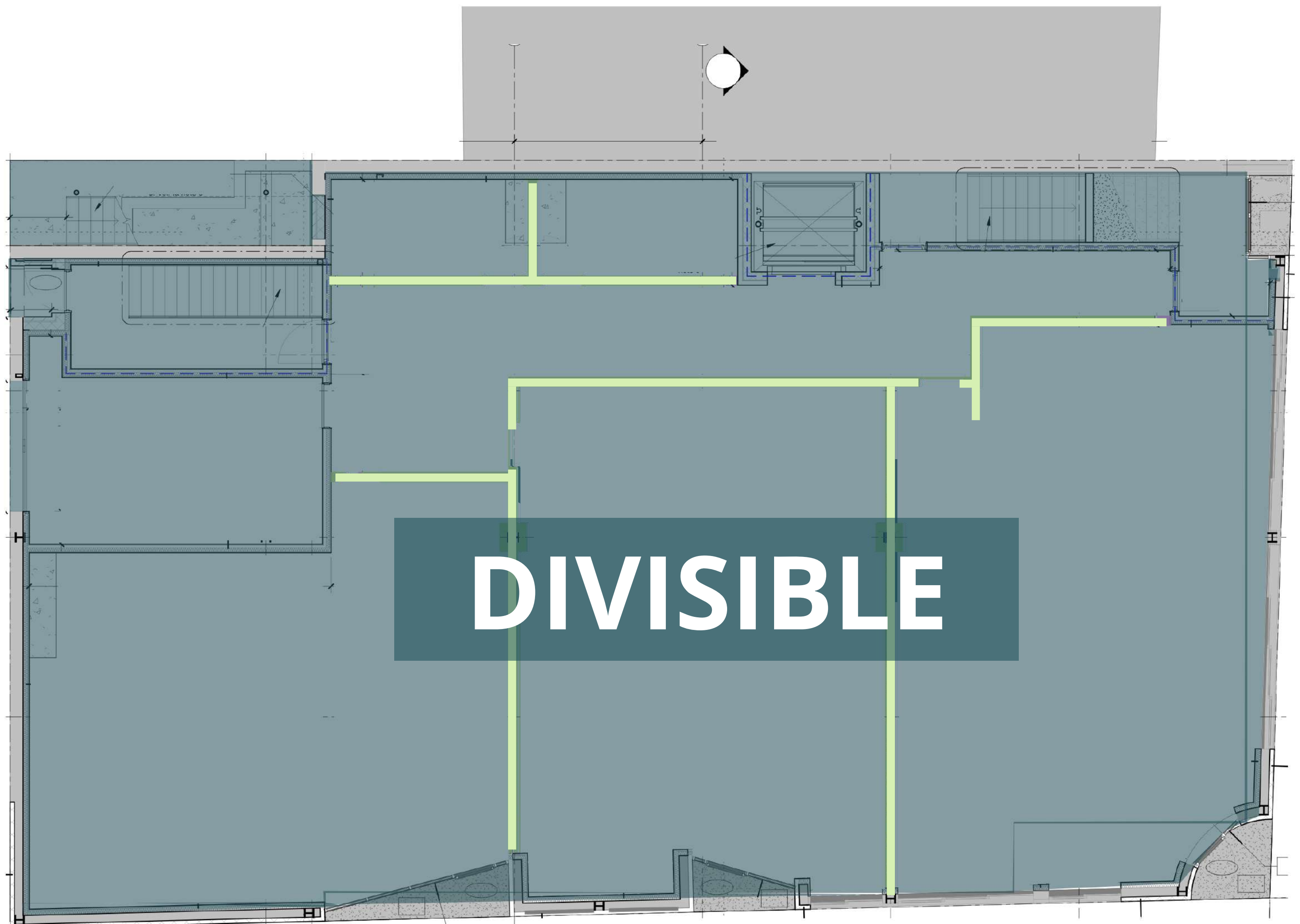
Number of Households (2023)	
0-2km	80,023
0-5km	302,501
0-10km	779,511

Average Household Income (2023)	
0-2km	\$73,920
0-5km	\$78,056
0-10km	\$84,591

Median Age (2023)	
0-2km	38.00
0-5km	38.00
0-10km	39.20

GROUND FLOOR PLAN

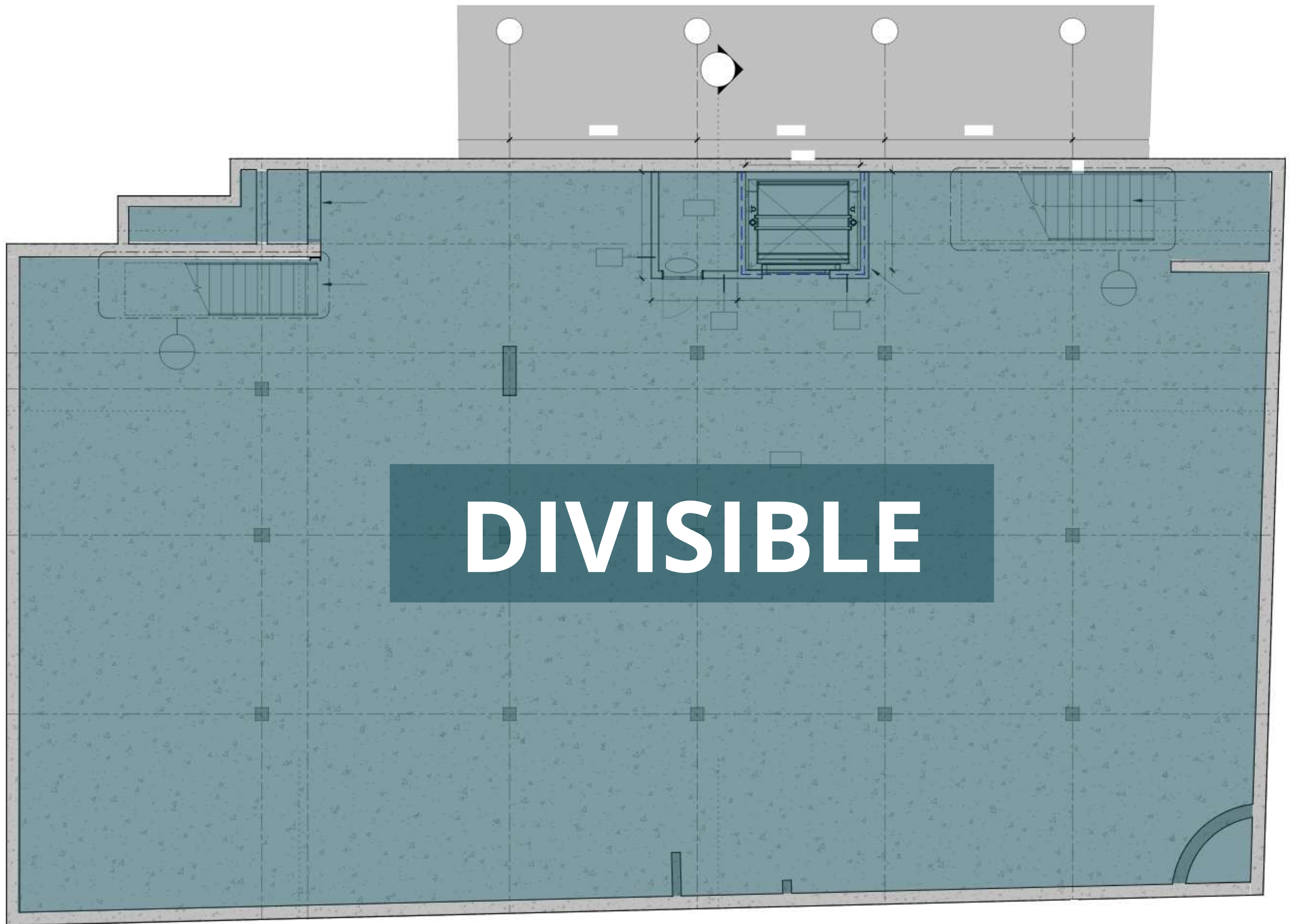
From $\pm 1\ 000$ - $\pm 3\ 400$ SQ.FT.



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BASEMENT PLAN

Up to $\pm$ 4 000 SQ.FT.



COMMERCIAL SPACE FOR LEASE
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1	Petro-Canada
2	Journal de Montréal
3	Veterinary Passionimo
4	Metro
5	STM
6	Pizzeria la Focaccia
7	Atelier De Location Turbo
8	Éconofitness
9	Cineground
10	Mazda Gabriel Plateau
11	Vidéotron
12	Boswell Brasserie
13	Les Belles Soeurs
14	Garage AutoJLP
15	École Primaire JPR
16	TVA Nouvelles





RETAIL SPACE FOR LEASE
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CONTACT



Real Estate Agency

4480 Chemin de la Côte-de-Liesse, suite
290, Mont-Royal (Montréal), QC, H4N 2R1
514.736.0511

514.736.0511

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Avery Cadogan

Associate

Commercial Real Estate Broker

📞 438.462.4948

✉️ acadogan@trimontcanada.com

Philippe Marcotte *

Vice-President

Certified Real Estate Broker, A.E.O

📞 514.889.0838

✉️ pmarcotte@trimontcanada.com

* Real estate broker acting within the business corporation Courtier Immobilier Philippe Marcotte inc.

Ryan Zwirek

Associate

Commercial Real Estate Broker

📞 514.995.3419

✉️ rzwirek@trimontcanada.com