

For Lease

Exceptional Retail Location in Montréal's Urban Core

1228 Saint-Denis Street, Montréal



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Montréal, QC

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This ±1,200 sq. ft. retail space offers an exceptional location in the heart of downtown Montreal, with immediate proximity to UQAM and CHUM nearby. Featuring strong visibility, consistent pedestrian traffic, and excellent access to transit, the property is ideally suited for retail, café, or service-oriented uses. Positioned in a lively urban corridor surrounded by students, professionals, and residents, it's a great opportunity to establish a presence in a high-demand, high-traffic area.

Address	1228 Saint-Denis Street, Montréal
Lot Number	2 162 019
Total Area	±1,200 sq.ft.
Availability	Immediate
Net Rent	Contact Broker
Operating Expenses	Approximately \$13.00/sq.ft./yr
Utilities	Heating included, electricity metered



Many Retailers
Nearby



Green Spaces
Nearby



High-traffic Area

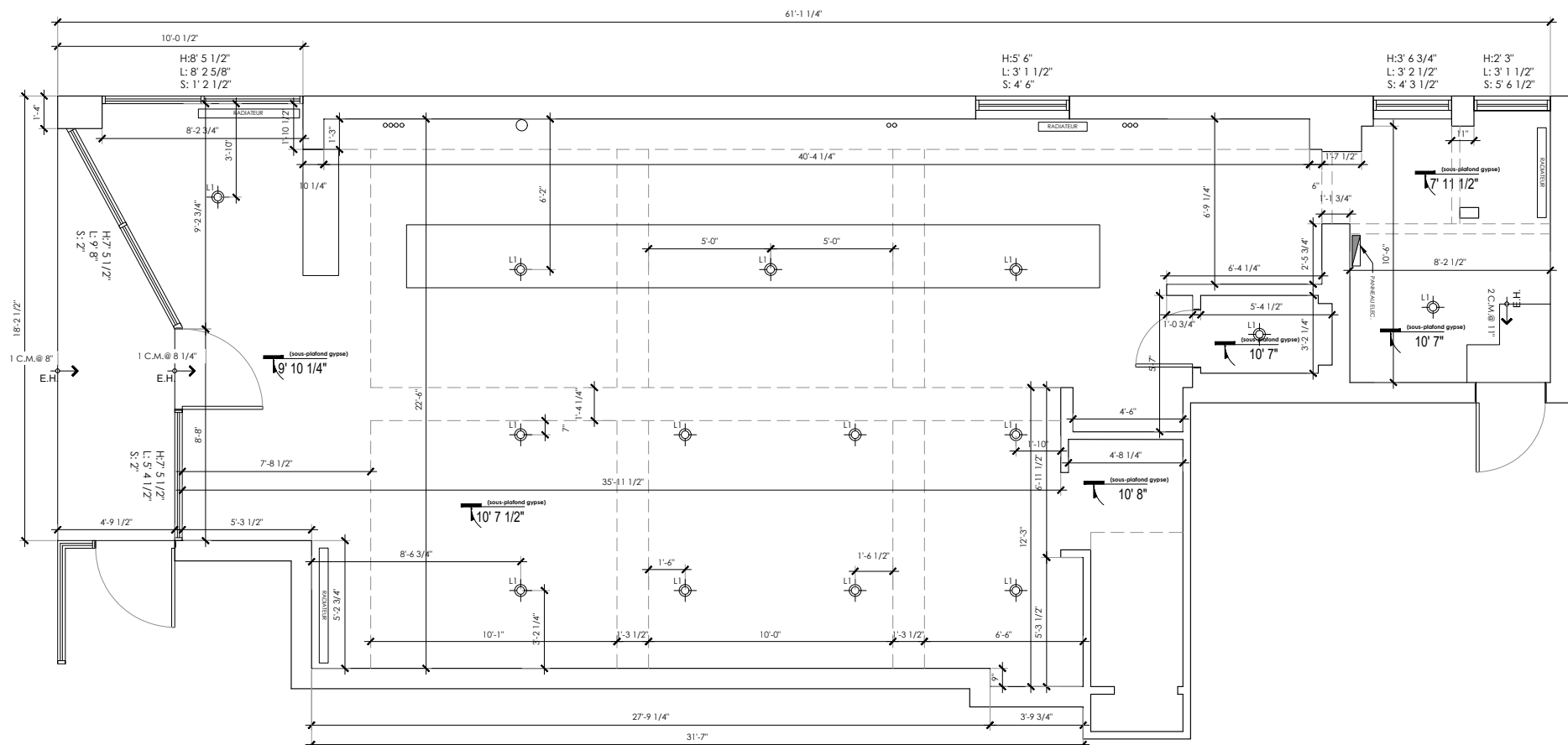


Street Exposure



Total Area: ±1,200 sq.ft.

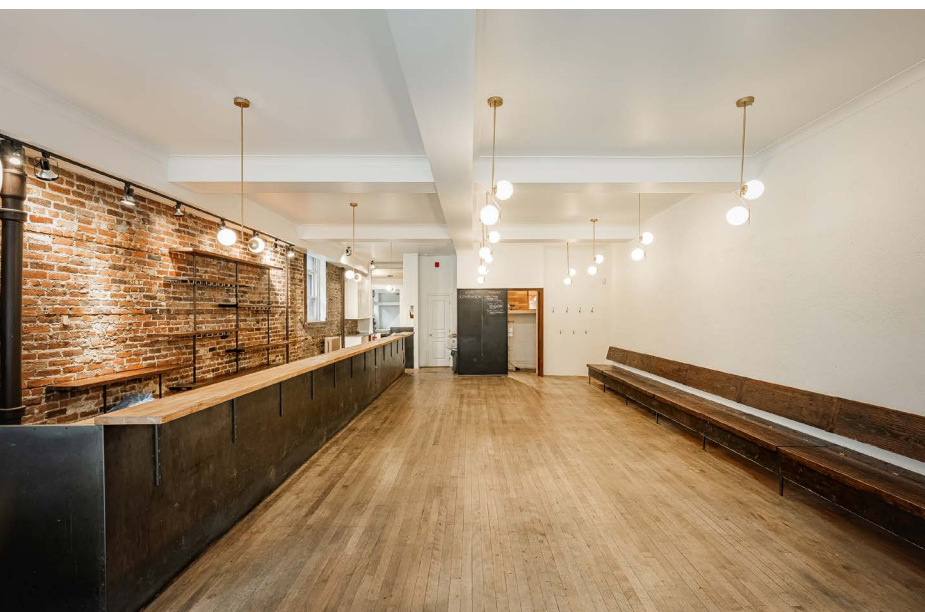
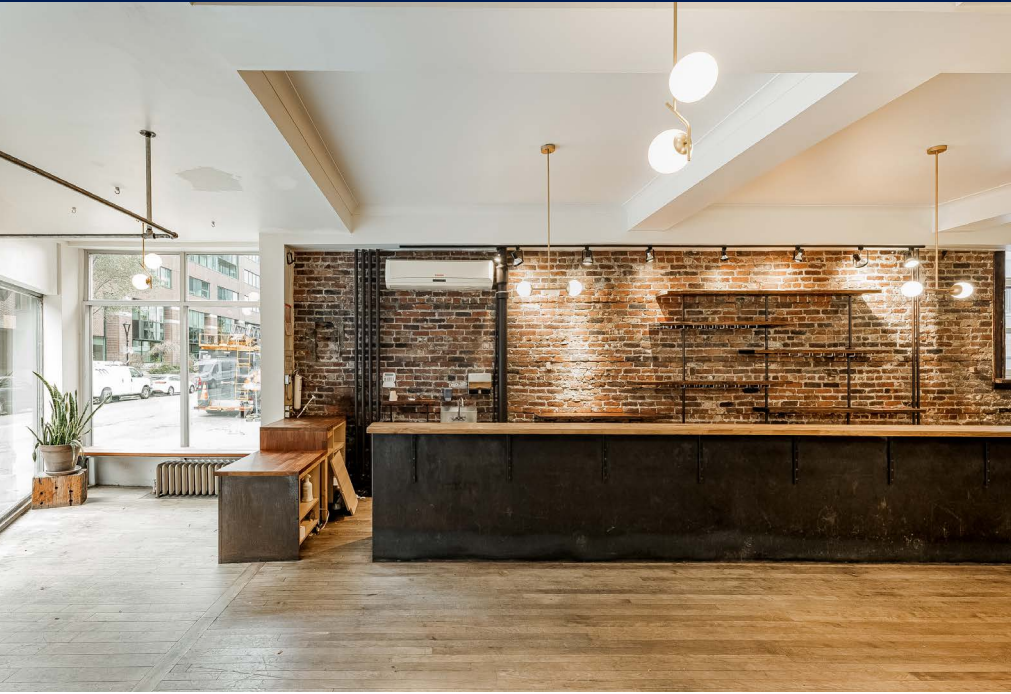
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Area Overview

Located in the heart of Montréal's Quartier Latin, 1228 rue Saint-Denis benefits from exceptional visibility and heavy foot traffic year-round. Surrounded by restaurants, cafés, boutiques, and cultural landmarks—including UQAM and the Grande Bibliothèque—the area attracts a vibrant mix of students, professionals, and tourists. This dynamic retail corridor offers strong pedestrian activity and excellent access to public transit, making it an ideal location for businesses seeking a lively, urban setting.

Demographics

0.5 km radius



Population
2025
10,609



Average
Age
42.3



Average
Household Income
\$75,078

Source : Colliers Hydra, 2025.



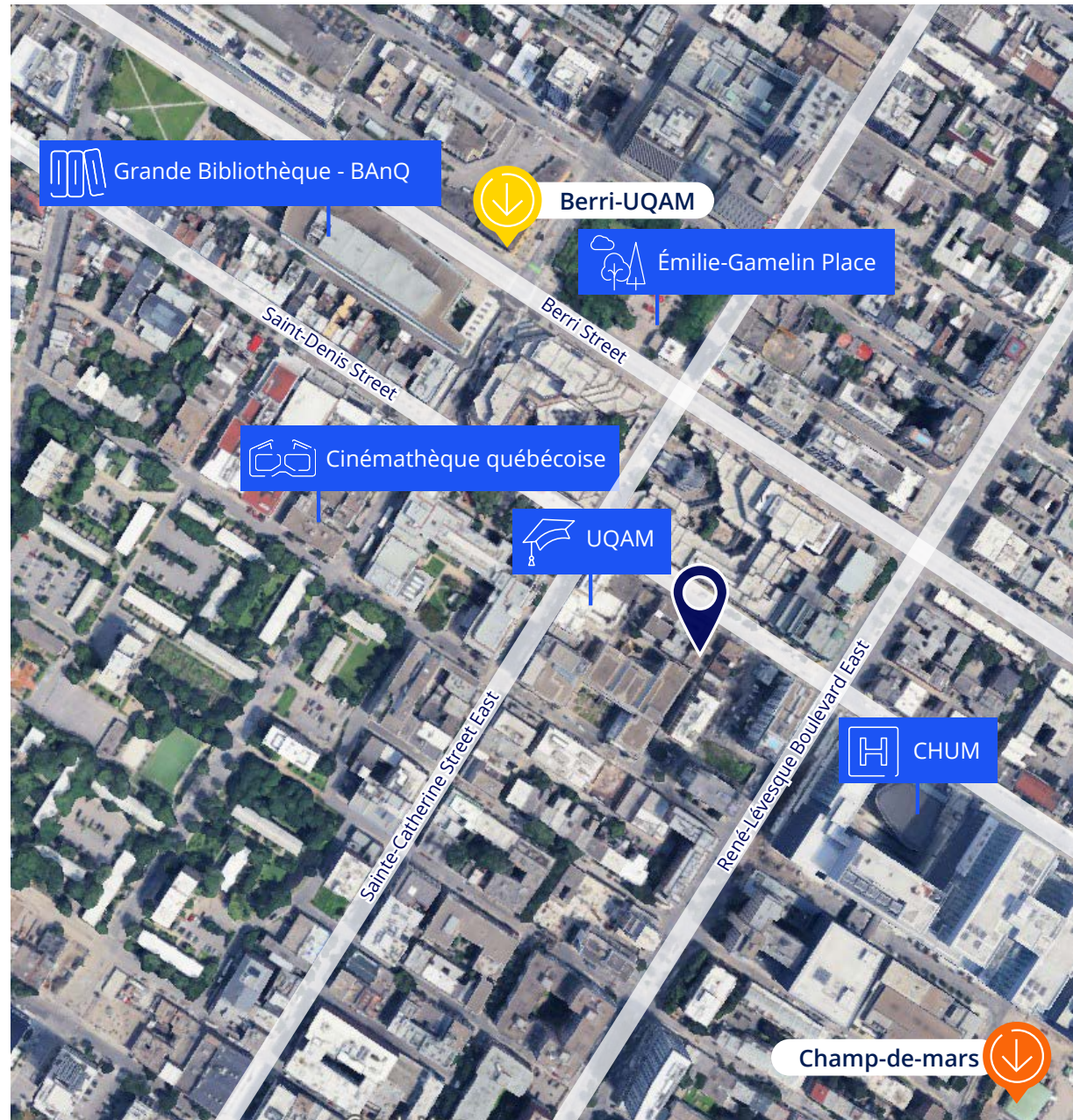
98
Walk Score



95
Bike Score



94
Transit Score



1228 Saint-Denis Street

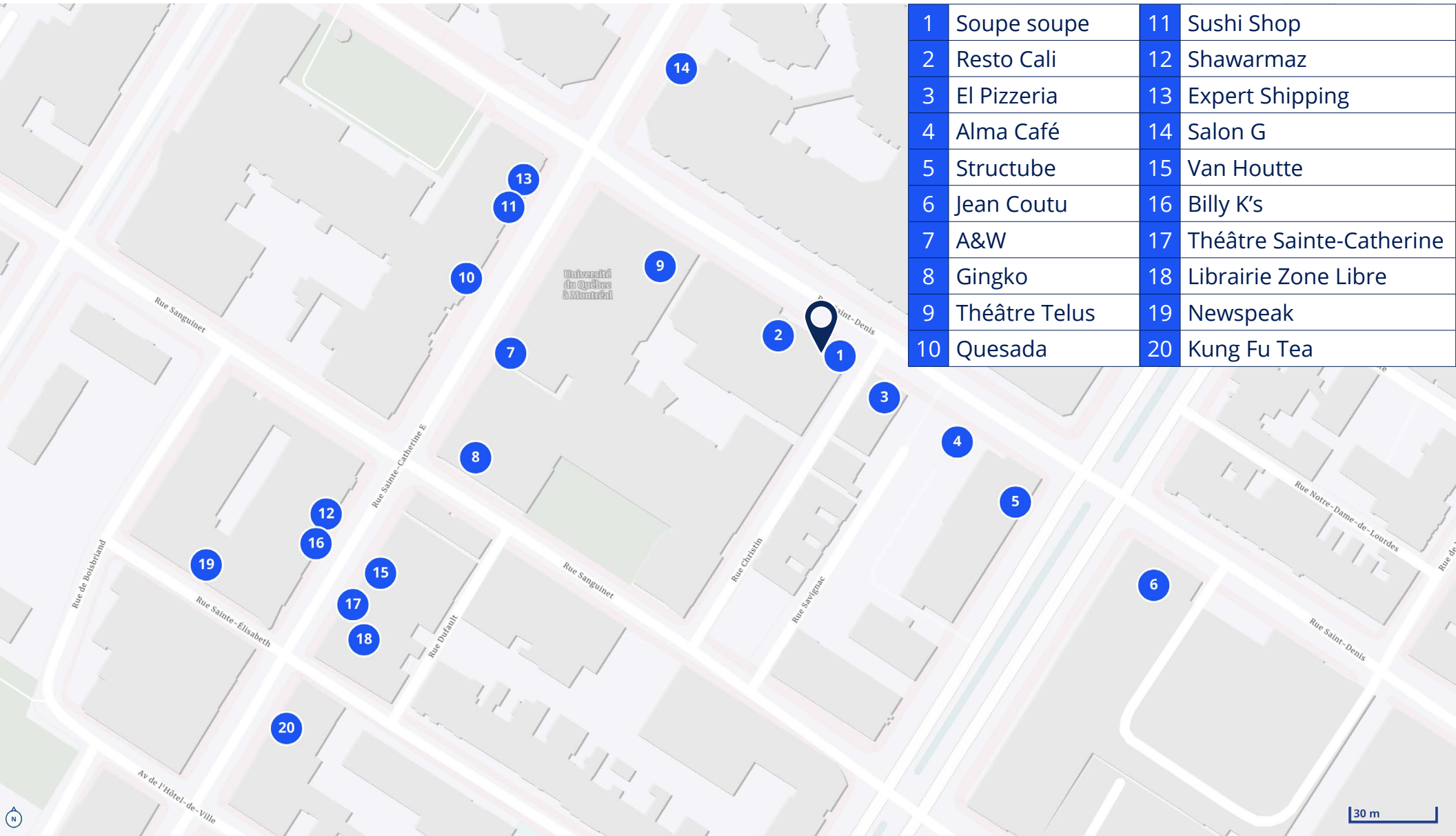
Nearby Retailers

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1	Soupe soupe	11	Sushi Shop
2	Resto Cali	12	Shawarmaz
3	El Pizzeria	13	Expert Shipping
4	Alma Café	14	Salon G
5	Structube	15	Van Houtte
6	Jean Coutu	16	Billy K's
7	A&W	17	Théâtre Sainte-Catherine
8	Gingko	18	Librairie Zone Libre
9	Théâtre Telus	19	Newspeak
10	Quesada	20	Kung Fu Tea



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