

For Lease

## Retail Space Ideally Located in the West End

6328 Sherbrooke Street West,  
Montréal, Québec



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# 6328 Sherbrooke Street West, Montréal, QC

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please contact

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## For Lease

This ±3,500 sq. ft. retail space is ideally located in the vibrant NDG neighbourhood, offering excellent street visibility and strong pedestrian traffic. Surrounded by a mix of local boutiques, restaurants, and essential services, the property benefits from a lively community atmosphere and convenient access to public transit. Well-suited for retail, food service, or specialty uses seeking a prominent West End location.



High-traffic area



Back alley  
access



Abundance of  
natural light

**Address** 6328 Sherbrooke Street West, Montréal

**Area** ±3,500 sq.ft.

**Asking Net Rent** Contact broker

**Additional Rent  
(Estimated)** \$6.00/sq.ft./year

**Availability** Immediate

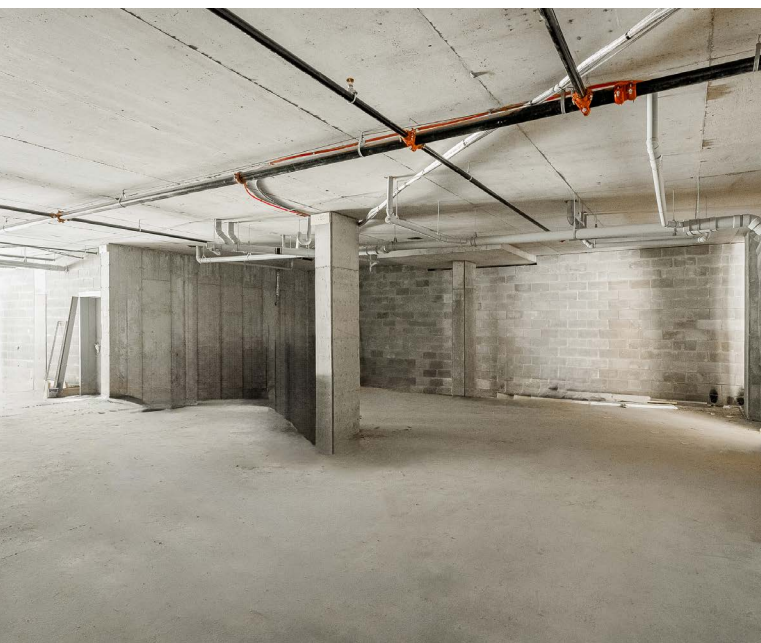




# 6328 Sherbrooke Street West, Montréal Pictures

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## Area Overview

Nestled in the heart of Montréal's vibrant Notre-Dame-de-Grâce (NDG) neighborhood, 6328 rue Sherbrooke Ouest offers retailers a prime location in one of the city's most dynamic commercial corridors. This bustling stretch of Sherbrooke Street is a magnet for foot traffic, surrounded by a thriving mix of cafés, boutiques, and essential services that draw a diverse and loyal clientele.

With excellent public transit access—including nearby metro stations and major bus routes—this area ensures seamless connectivity for shoppers and staff alike. The strong community spirit and support for local businesses make it an ideal setting for retailers looking to grow in a welcoming, high-visibility environment.

### Demographics

5 km radius



Population  
2024  
**467,254**



Average  
Age  
**40.4**



Average  
Household Income  
**\$115,377**

Source : Colliers Hydra, 2024.



**94**  
Walk Score



**93**  
Bike Score



**BUS LINES**  
90, 104, 105, 138,  
162, 356, 420





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For more information, please contact

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