

# 7915 boul. St-Laurent

Montreal, Quebec

AVAILABLE FOR LEASE



## FOR MORE INFORMATION:

Pedro De Carvalho  
**President**  
514-990-0725  
pdc@devi-co.ca

Anthony De Carvalho  
**Real Estate Broker**  
514-833-8669  
anthony@devi-co.ca







# PROPERTY SUMMARY

Located in the heart of Montreal's vibrant Villeray borough, this commercial property offers an exceptional opportunity for businesses seeking a strategic and high-visibility location. The area is a dynamic blend of residential and commercial activity, known for its cultural diversity, bustling retail corridors, and strong community presence.

This prime location offers a compelling opportunity for retailers, service providers, or professional offices looking to establish or expand their presence in one of Montreal's most active commercial districts.

## HIGHLIGHTS

- **Location:** Prime spot on Boulevard Saint-Laurent, across from Jarry Park, with high visibility, strong foot traffic, and easy access via metro and bus routes.
- **Amenities:** Surrounded by diverse restaurants, cafes, shops, and parks, offering a vibrant business environment.
- **Growing Community:** Increasing residential developments are attracting young professionals, families, and students.
- **Business Hub:** Home to various industries, from creative studios to financial services, fostering a thriving commercial scene.
- **Nearby Amenities:** The area features various restaurants, cafes, retail shops, and parks, creating a lively and convenient environment for businesses.



# PROPERTY SUMMARY

**Q2 2026**

AVAILABILITY

**TOTAL: 28,013 SQFT**

**BASEMENT: 4,414 SQFT**

**GROUND FLOOR: 10,353 SQFT**

**2<sup>ND</sup> FLOOR: 9,551 SQFT**

**3<sup>RD</sup> FLOOR: 3,695 SQFT**

AVAILABLE SPACE

**CONTACT US**

NET RENT

**\$12.00/SQFT**

ADDITIONAL RENT

**30**

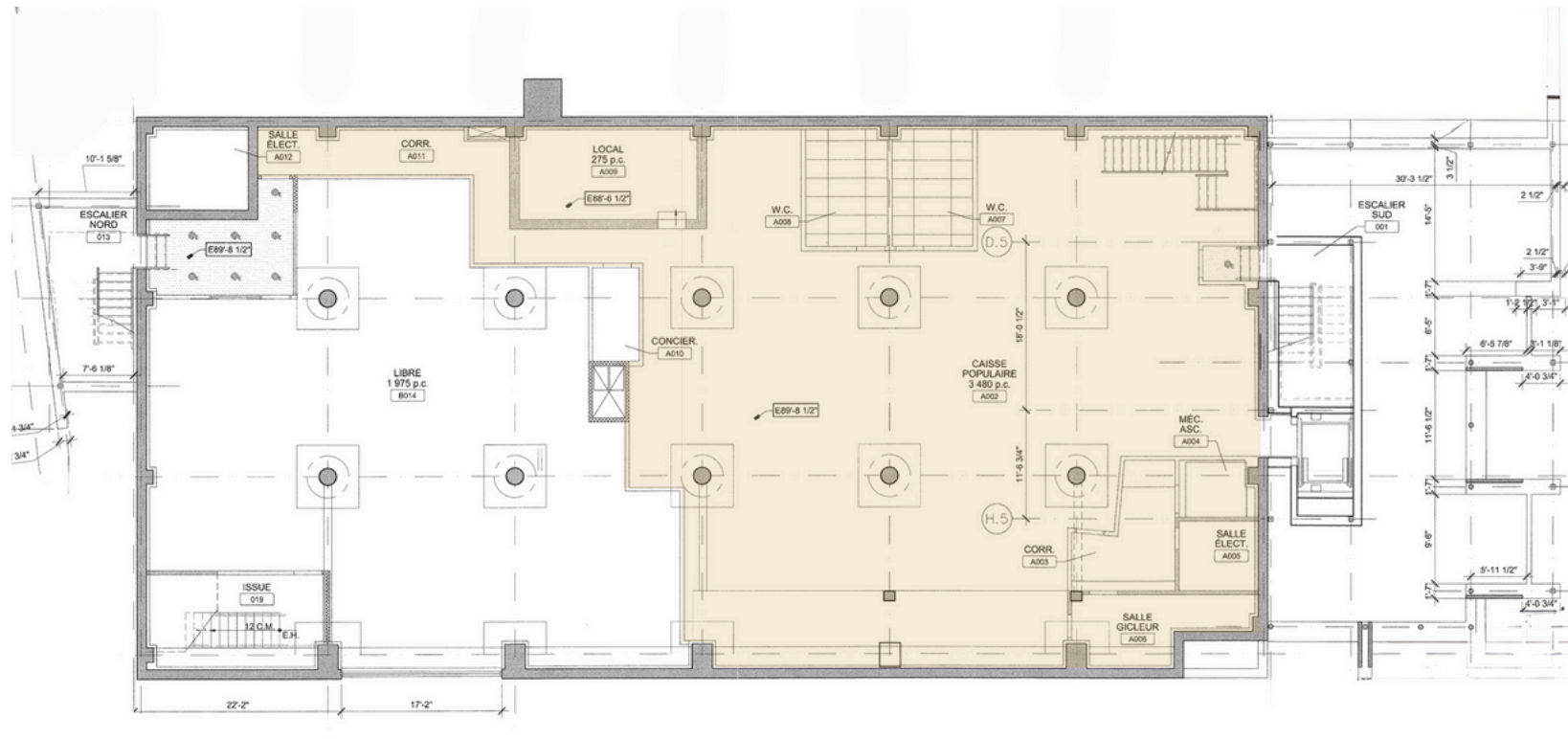
TOTAL PARKING



# FLOOR PLAN

## BASEMENT

4,414 SQ. FT.

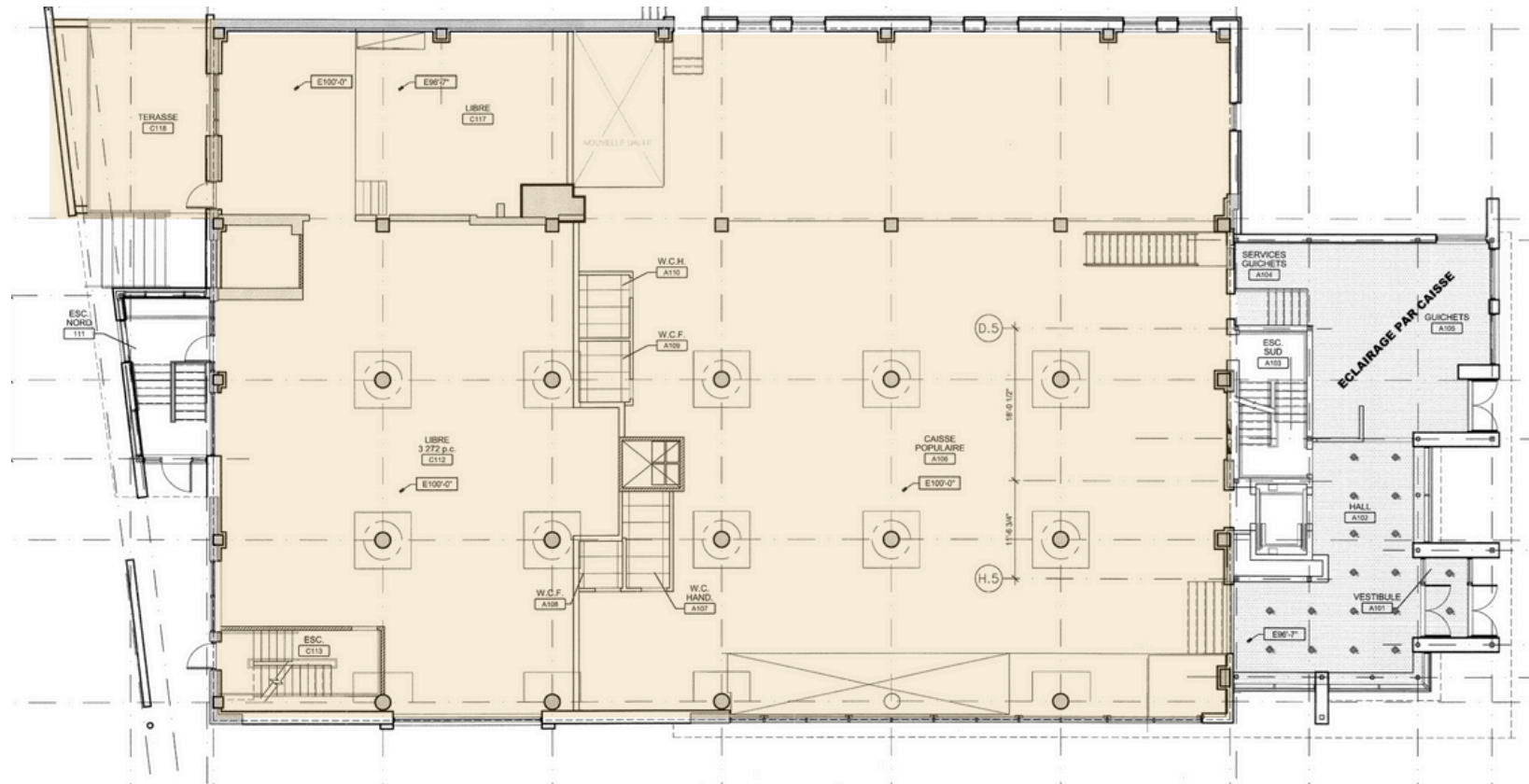




## FLOOR PLAN

## GROUND FLOOR

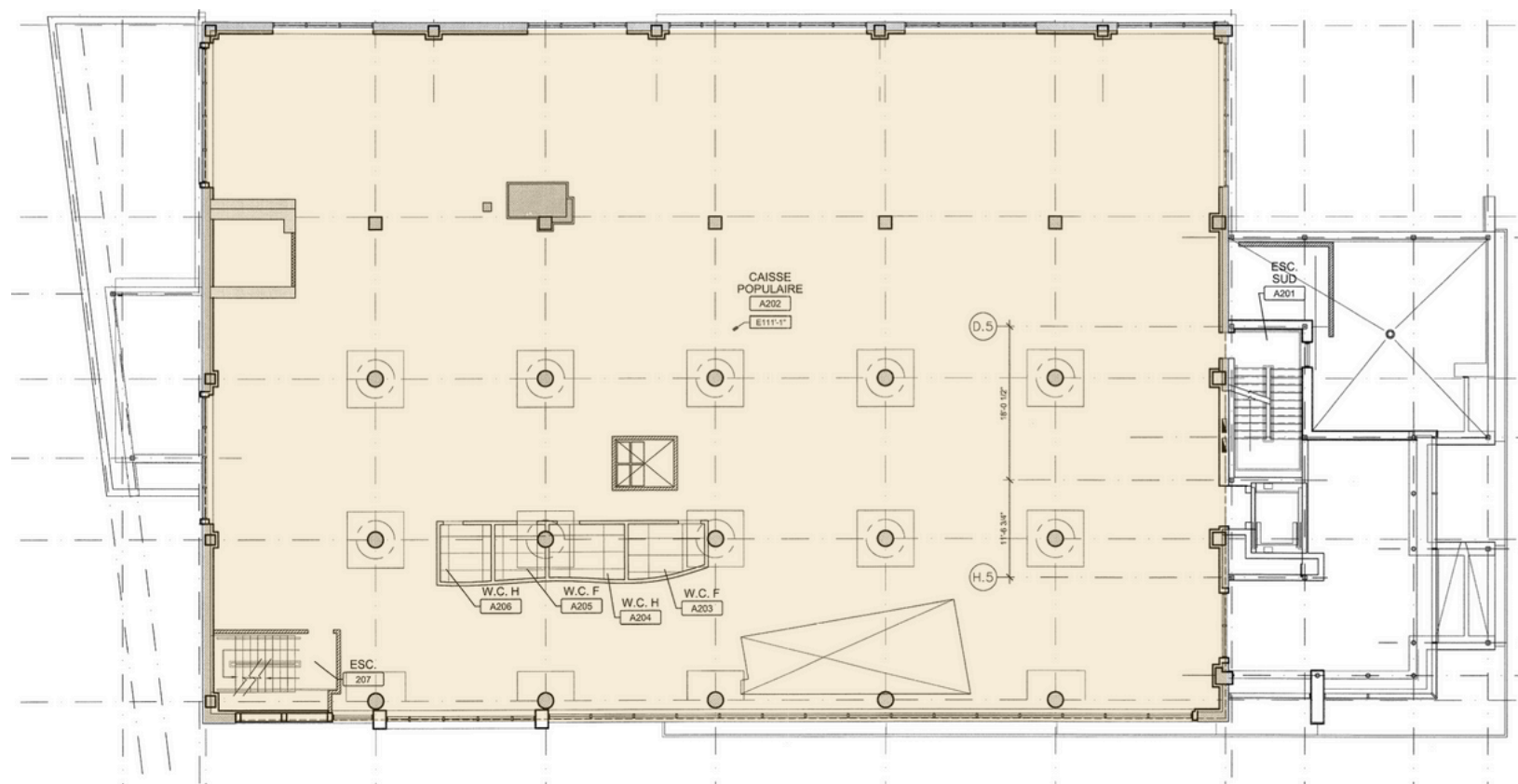
10,353 SQ. FT.



# FLOOR PLAN

## 2nd FLOOR

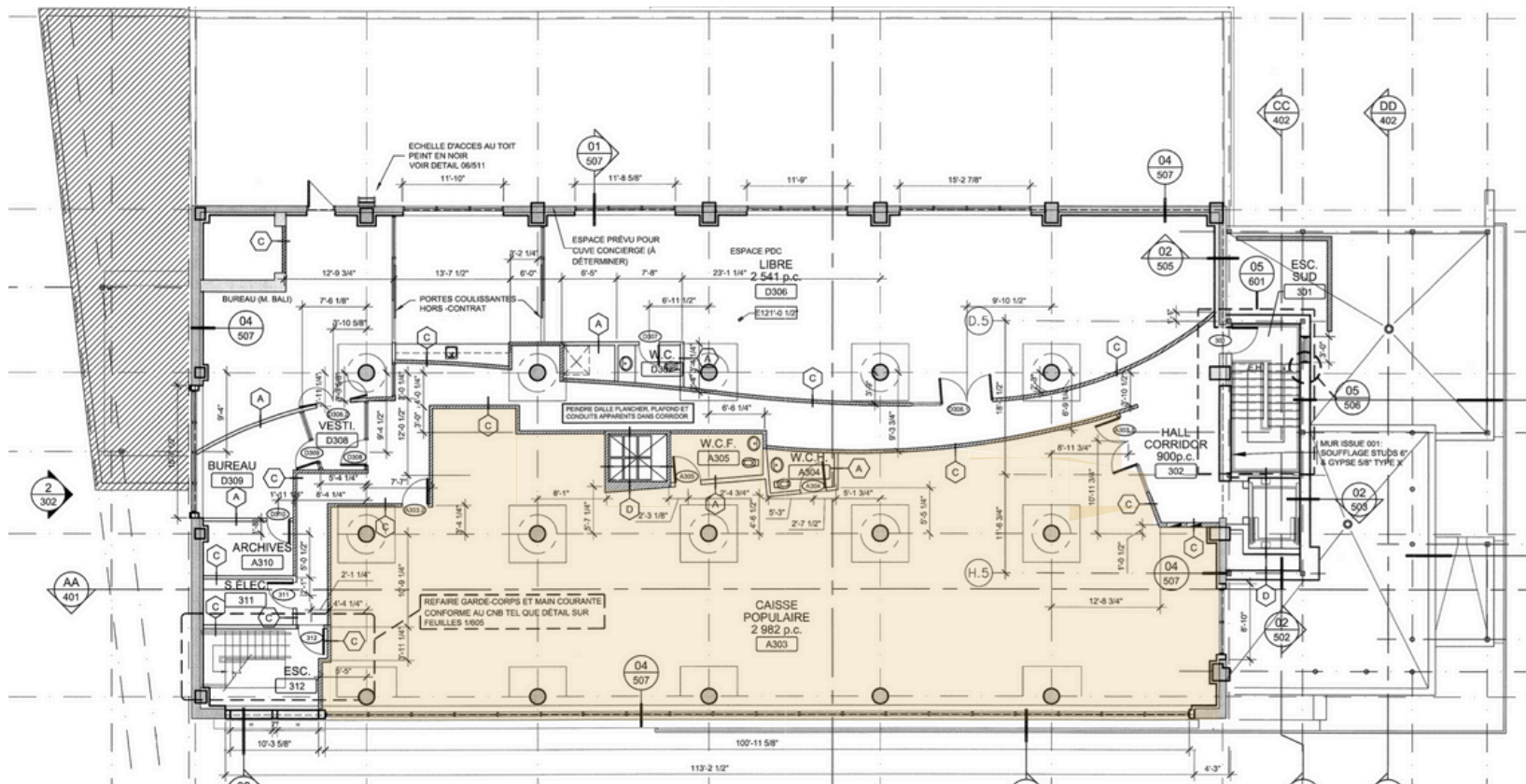
9,551 SQ. FT.





## FLOOR PLAN

**3rd FLOOR**  
3,695 SQ. FT.



# AREA OVERVIEW

Nestled in the heart of Montreal, Villeray is a dynamic and sought-after neighborhood known for its charming streets, diverse community, and unbeatable amenities. The area is home to trendy cafés, renowned restaurants, and local boutiques, creating a lively yet welcoming atmosphere.

Nature lovers will appreciate Jarry Park, one of the city's largest green spaces, perfect for outdoor activities, while families benefit from excellent schools, daycares, and community centers. With its mix of urban convenience and neighborhood charm, Villeray is an ideal place for both residents and investors alike.

## DEMOGRAPHICS

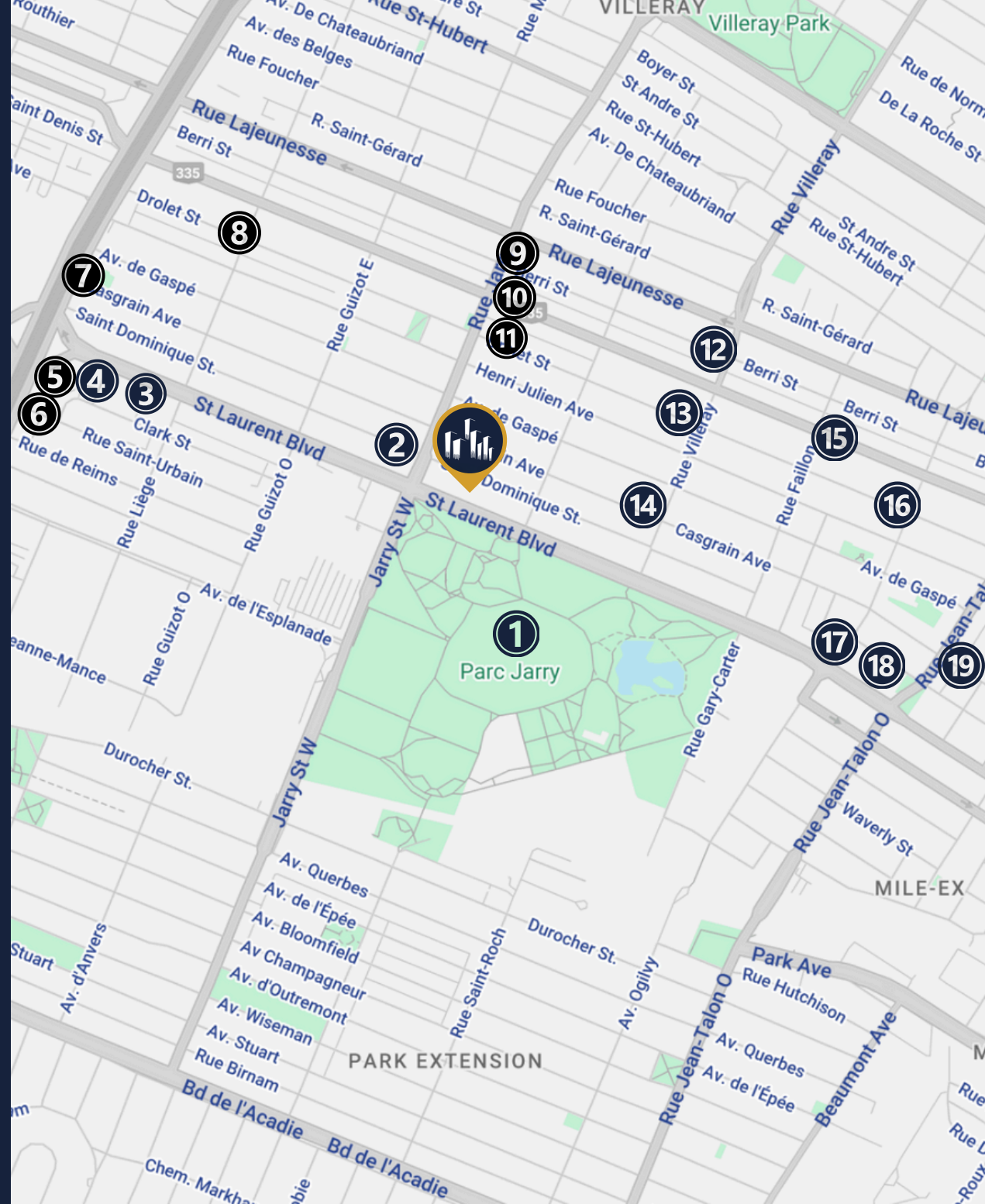
<b>POPULATION</b>	143,853
<b>MEDIAN HH INCOME</b>	\$43,139
<b>MEDIAN PROPERTY VALUE</b>	\$384,518
<b>MEDIAN AGE</b>	36.2
<b>EMPLOYED POPULATION</b>	75,470





# AMENITIES

- 1 Jarry Parc
- 2 Pharmaprix
- 3 Maxi
- 4 Jean Coutu
- 5 RBC
- 6 Econo Fitness
- 7 Starbucks
- 8 L'Oeufrier
- 9 Jarry Metro
- 10 National Bank
- 11 Jean Coutu
- 12 Tapeo
- 13 Meson
- 14 Café Vito
- 15 Moccione
- 16 Pain dans les Voiles
- 17 De Castelnau Metro
- 18 Petro Canada
- 19 Jean-Talon Market







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Services Immobiliers Devi-Co Inc.  
7915 boul. St-Laurent, Suite 301, Montreal, QC, H2R 1X2  
[info@devi-co.ca](mailto:info@devi-co.ca) | 514-990-0725  
[www.devi-co.ca](http://www.devi-co.ca)

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