

For Sale or For Lease | Commercial Condo

**CBRE**

# 6853 Saint-Hubert Street

Montreal, Quebec



PRIVATE CAPITAL GROUP

Commercial Space    100% functional basement  
±5,000 sq. ft.    Additional ±4,500 sq. ft.

# Property Overview

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6853 Saint-Hubert Street | Montreal, Quebec

- + Central location on Plaza St-Hubert
- + Ample outdoor parking on Saint-André Street
- + New brick facade and generous fenestration
- + Member of the Plaza's Société de développement commercial
- + Urban landscape fully redesigned in June 2021
- + Brand new interior LED lighting



# Property Details

### Description

Lot Number	6 511 181
Year Built	1928
Land Area	5,143 sq. ft.
Building Area	±5,000 sq. ft. (& ±4,500 sq. ft. basement)
Ground Floor Clear Height	12'
Basement Clear Height	7'
Property Type	Commercial
Facade	50'

### Zoning

Density	4.5
Max. Height	1.5 metres
Max. Floors	3
Site Coverage	100%
Authorized Uses	Retail

### Municipal Assessment

Land	\$354,600
Building	\$945,400
Total Value	\$1,300,000

Net Rent: \$27.00 per sq. ft.

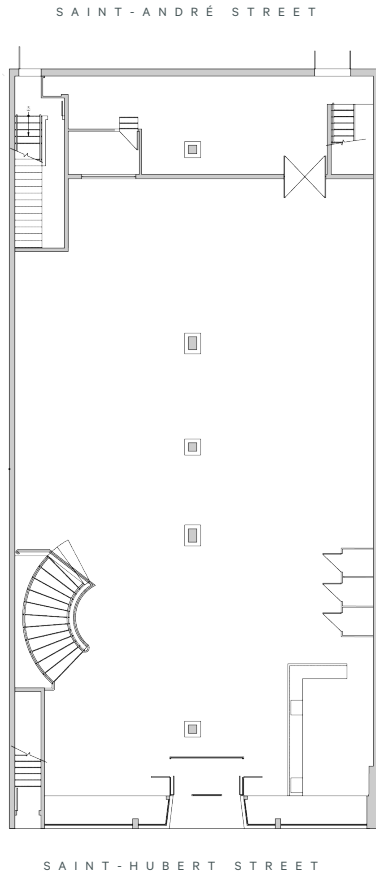
Additional Rent: \$8.00 per sq. ft.

Asking Price: \$2,500,000

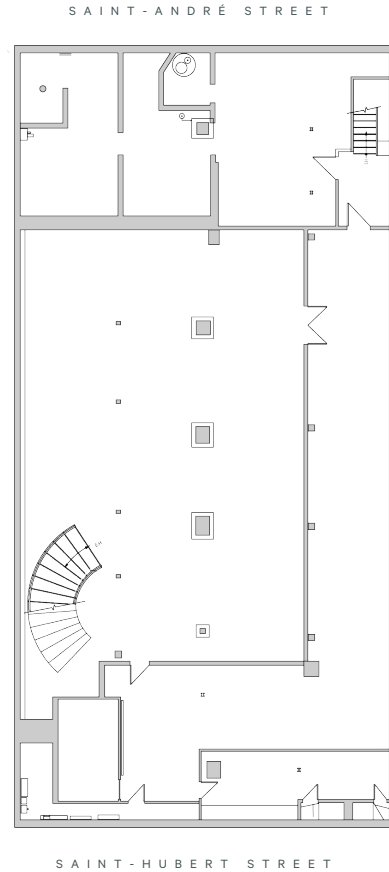
# Floor Plan

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Ground Floor ±5,000 sq. ft.



Basement ±4,500 sq. ft.

## Highlights

- + Functional floor plan configuration suitable for most retail uses
- + Prime frontage on a major traffic artery offering prominent retail presence
- + Ample on-site city parking for customer convenience on Saint-André Street
- + Easy access to public transit: near several bus stops as well as Beaubien and Jean-Talon metro stations

±9,500  
sq. ft. available  
(including basement)

# Certificate of Location

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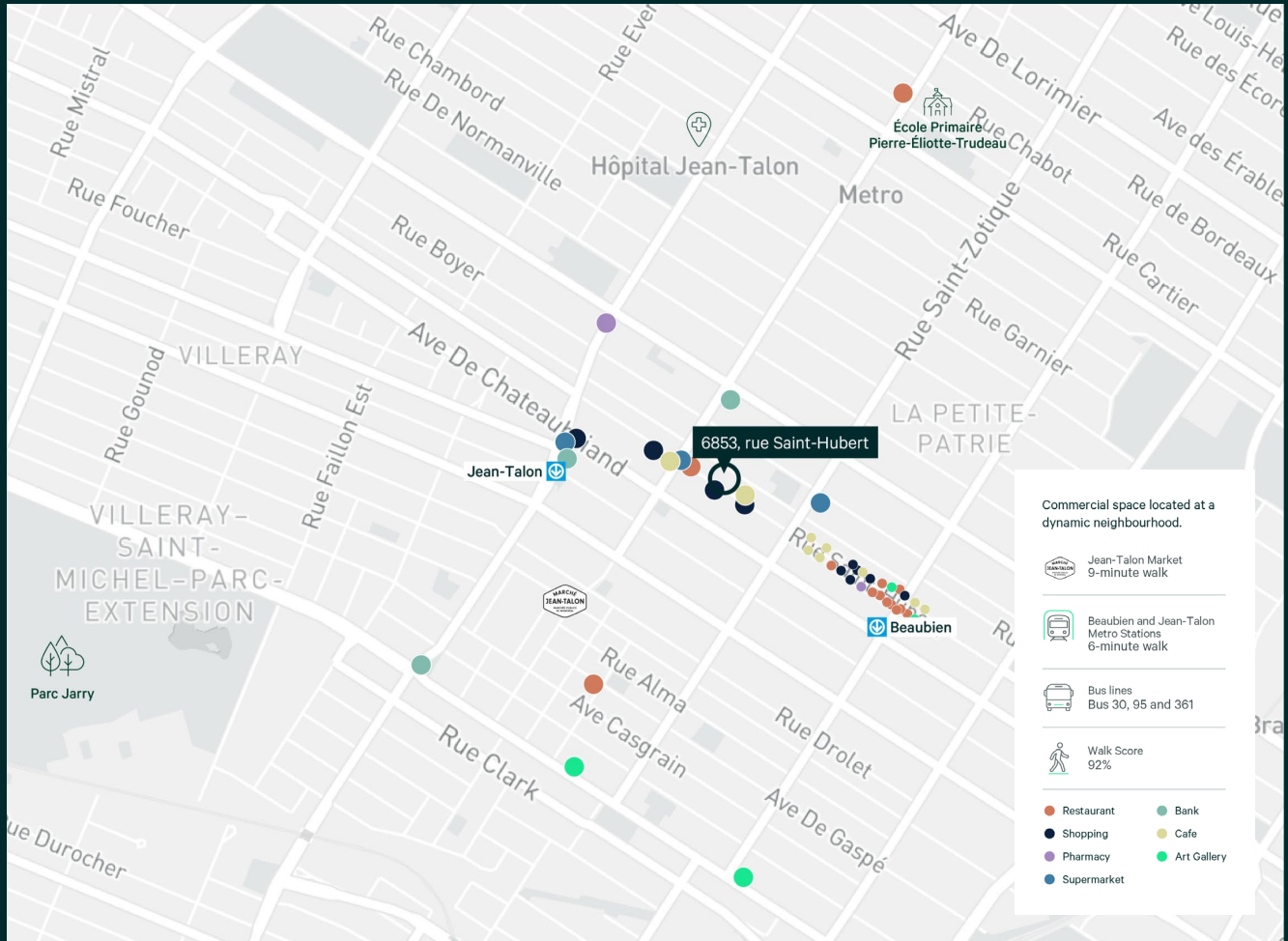
## Sought-after location

Located between Jean-Talon and Bellechasse Streets, the property is in the heart of the action, with new trendy cafes, shops, art galleries and residential developments at every corner. With its unique canopy - the only one of its kind in Canada- offering protection from inclement weather, the area attracts thousands of visitors each year.

# Location

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## For more information

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