



## Space for Sale in the Plateau-Mont-Royal

- **Strategic Location:** On the ground floor of a modern 5-story luxury condo building with 33 condominiums, in the heart of Plateau-Mont-Royal and bordering Ville-Marie.
- **Bright and Spacious Design:** Enjoy beautiful space with a concrete structure, large glass facades, and majestic high ceilings, flooding the interior with natural light to create a refined and welcoming atmosphere.
- **Accommodations:** Featuring 1 drive-in door and landing area, multiple entrances, well-spaced columns, and underground parking.
- **Option:** Possibility to install a range hood, making it ideal for any culinary operations. You can create a cozy spot for coffee enthusiasts while maximizing your business potential.
- **Build Your Ideal Space:** Seize this unique opportunity to design a space that reflects your vision and become the owner of your commercial space in a thriving area.



Concrete building of 5 floors with 33 condominiums



Excellent visibility and great accessibility



Driving door and landing area



Possibility to have a range hood installed



New construction and become the owner of your working space

Get more  
information

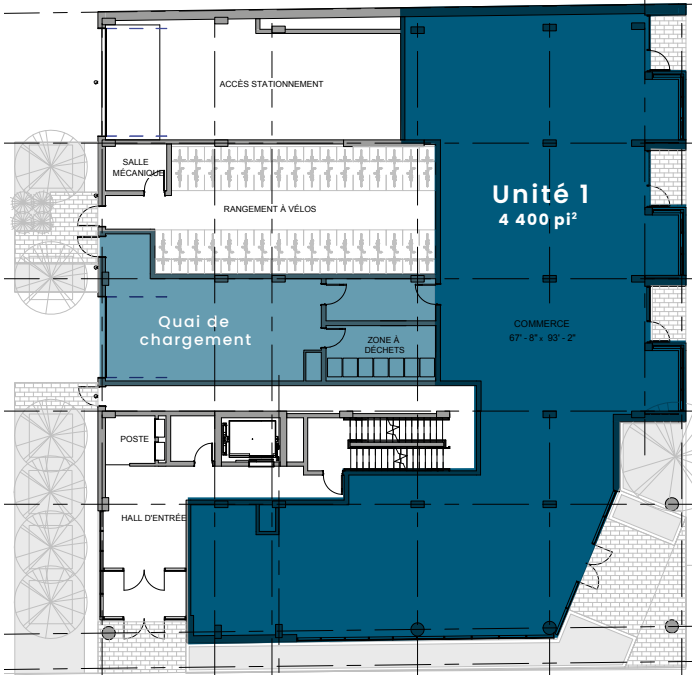
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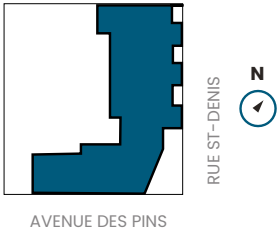
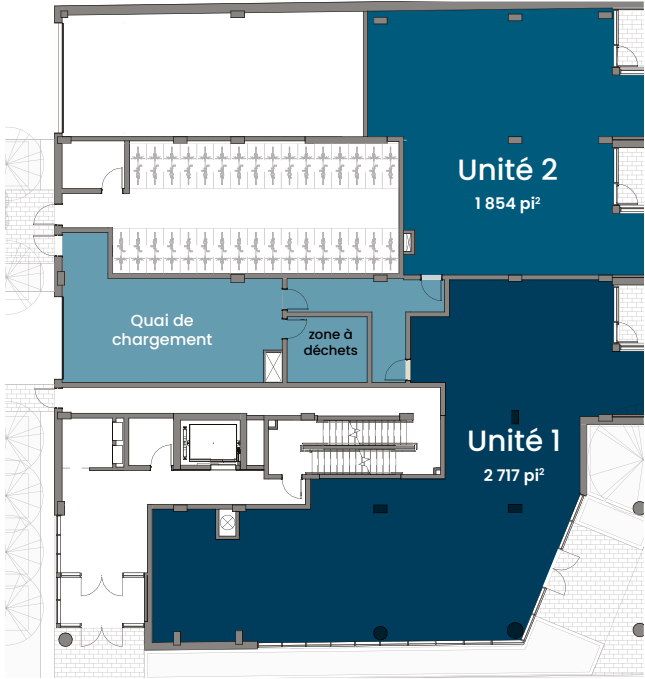
# One space, endless possibilities!

Choose the commercial space option that best suits you.

**A**



**B**

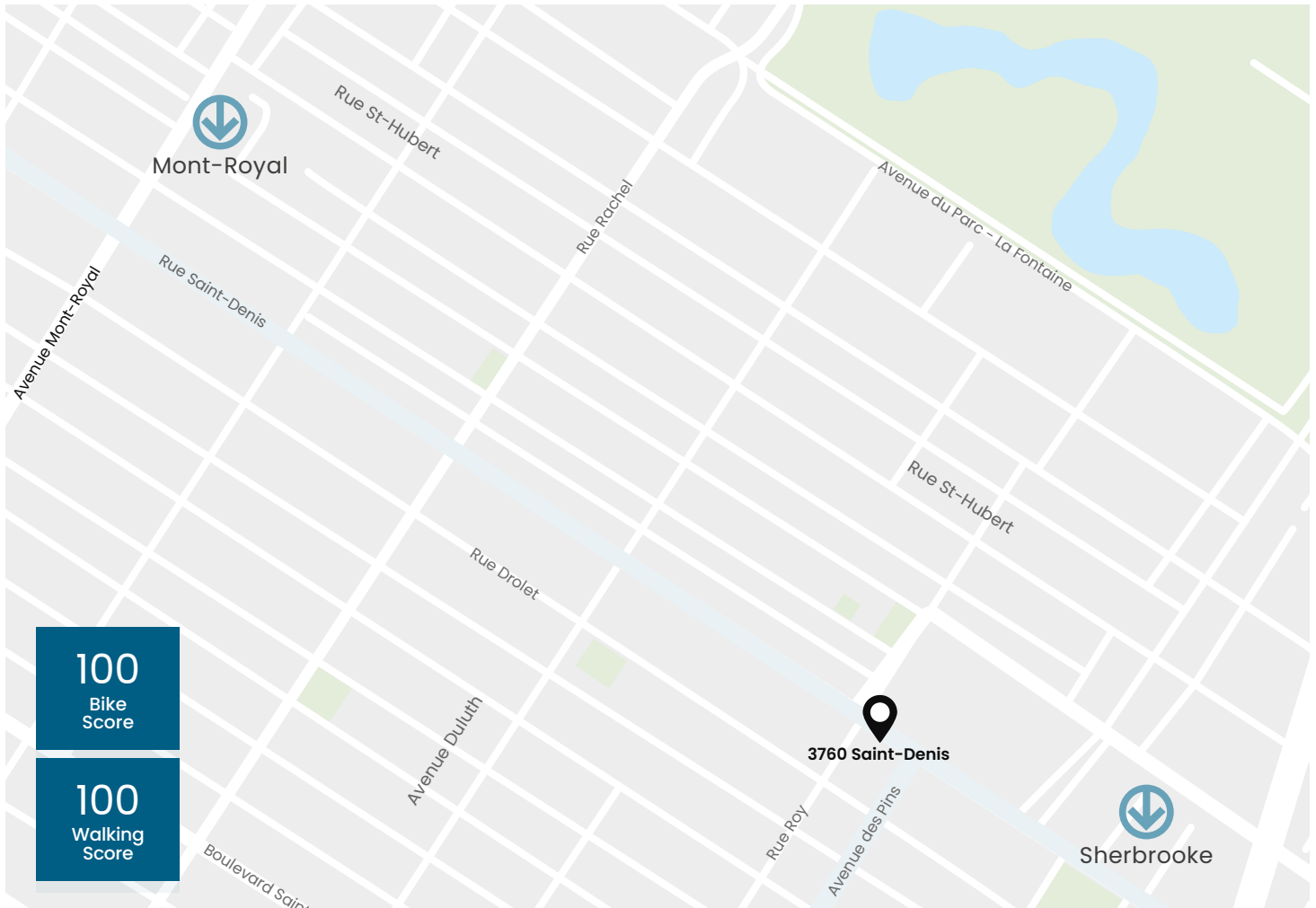




AVAILABLE AREA   PRICE   FEES   OPTION				
Area	Asking price	Condo fees	Interior parking option	
A: 4,400 sq. ft.	2,798,500 \$ + taxes	\$500/ month	Possibility to purchase 2 spaces	
B	Unit 1: 2,717 sq. ft.	\$1,901,900 + taxes	\$500/ month	Possibility to purchase 1 space
	Unit 2: 1,854.3 sq. ft.	\$1,205,100 + taxes	\$500/ month	Possibility to purchase 1 space

SPACE AND BUILDING INFORMATION	
Number of floors	5 floors
Number of apartments	33 condominiums
Type of building	Residential with commercial space on the ground floor
Year of construction	2024
Availability	Immediate

Prices are subject to change without notice.



## Location

- Perfectly located on the bustling Saint-Denis Street in the heart of Plateau-Mont-Royal and bordering Ville-Marie with great accessibility to the highway 720 and other main roads.
- The building is a 5-minute walk from the metro station Sherbrooke on the orange line. Accessible to several bus lines such as 24, 29, 30, 360, 361.
- Enjoy a strategic location with a great variety of services, shops and restaurants. The ideal place to attract a diverse clientele from one of the most prolific neighborhood of Montreal!



Highway 720 & 10  
Road 335, 134, 136



Metro stations  
Mont-Royal & Sherbooke  
and bus 24, 29, 30, 360, 361



Wide variety of trendy  
stores and restaurants